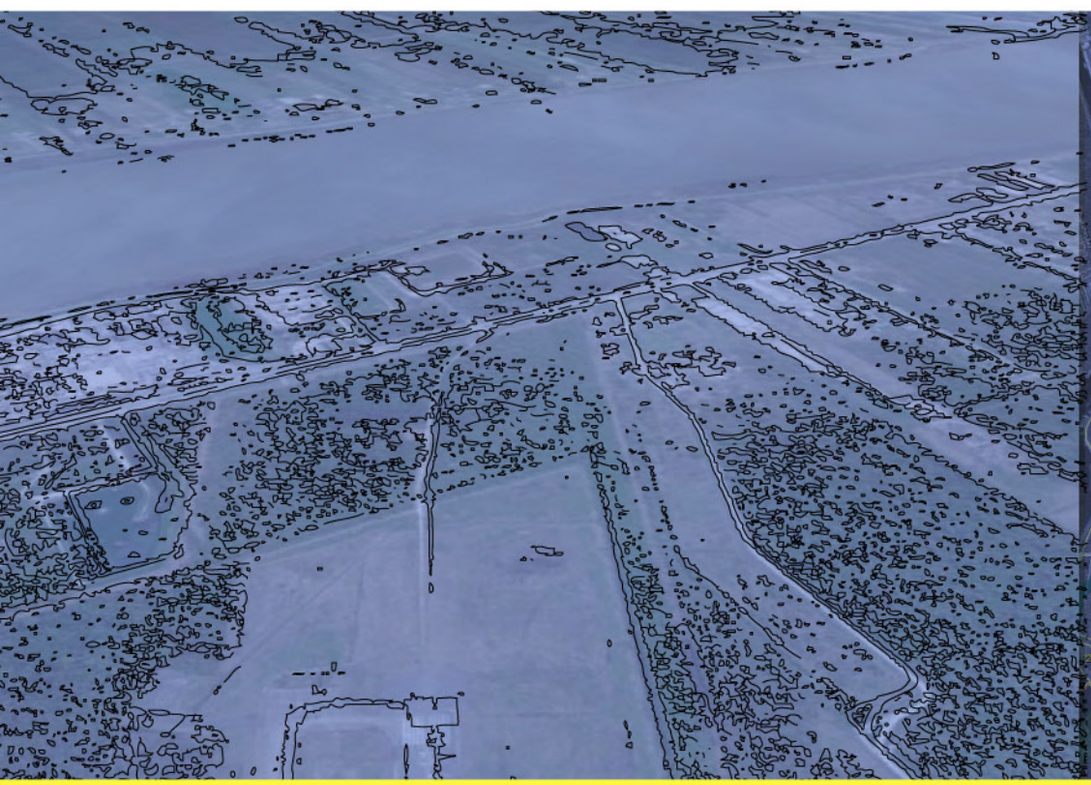
NAVAL AIR STATION JOINT RESERVE BASE (NAS JRB) NEW ORLEANS

Joint Land Use Study

March 2011



Naval Air Station Joint Reserve Base (NAS JRB) New Orleans Joint Land Use Study

This study was prepared under a contract with the Plaquemines Parish Government with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of Plaquemines and Jefferson Parishes and does not necessarily reflect the views of the Office of Economic Adjustment.

Prepared by:

Executive Summary

Background

As one of only two joint reserve bases in the country, the Naval Air Station Joint Reserve Base (NAS JRB) New Orleans has been a long-standing neighbor in the Upper Plaquemines Parish community of Belle Chasse since 1957. The original 515 acre site was called Alvin Callender Field, used by the Navy in the 1940's as an outlying field for the NAS New Orleans. Today, the 4,900 acre base is home to ten separate command units supporting services for the Air Force, Army, Navy, Marines, Coast Guard, and Louisiana Air National Guard. With a total workforce of over 9,500 personnel and a salary influence of over $400 million, the Base's impact on the regional economy is significant.

JLUS Study Area

Similarly, the cities and parishes surrounding NAS JRB New Orleans have grown over the years, establishing a close relationship with the military installation. This relation, however, raises the central challenge to the Joint Land Use Study (JLUS) being conducted. The existence of non-military uses in close proximity to a base places people near noise and accident risks generated by military installations. Over time this urban encroachment may pressure the installation to modify their operations, compromising the mission of the base.

Using the Navy's Air Installation Compatibility Use Zone (AICUZ) policy as the guide for land use decisions, the JLUS focuses on minimizing additional community impacts through guiding incompatible uses away from active airfields. As shown on the adjacent illustration, the JLUS Study Area was developed using the impacted footprint of the AICUZ. If the study is to have practical results, local government and the military installation must agree to make a good faith effort to implement development controls to achieve compatibility. When this is accomplished, experiences from these studies have shown a high success rate.

Process

The JLUS is the result of a collaborative planning effort among representatives from the local governments of Plaquemines and Jefferson Parishes, the Regional Planning Commission serving the New Orleans Metropolitan Region, LA DOTD, private land owners and business operators from the surrounding communities, and representatives from the NAS JRB New Orleans. These individuals formed two committees, the Technical Committee and Policy Committee.

The Technical Committee was established to provide technical expertise to the Policy Committee and the project team. This committee consisted of parish planners, military planners and technical specialists, state agency representatives, and others with technical expertise critical to creating a plan that could be implemented. They met eleven times during the project and identified issues to be addressed, provided feedback on report development, and evaluated implementation options for the Policy Committee. The Policy Committee met three times and was comprised of high-level appointed officials. This committee provided policy guidance, adopted study recommendations prepared by the Technical Committee, and developed strategies to monitor implementation of approved resolutions.

NAS JRB New Orleans

In addition to these meetings, several public forums were held to discuss the JLUS process. Each forum included a summary presentation, an oral comment session, or an informal open house. The initial meeting introduced the public to the JLUS project and process and collected information from the public on encroachment issues. Subsequent meetings presented Military Influence Areas (MIA), imaginary airspace surfaces, draft compatibility factors, and implementation tools. These meetings provided stakeholders the opportunity to participate in the development of the plan.

Study Purpose and Goals

The purpose of the Joint Land Use Study is to maintain the integrity of NAS JRB New Orleans operations by promoting compatible civilian development practices near the Base. This can be accomplished by developing local planning processes that assist parish governments with updates to local comprehensive plans and supporting land use regulations.

The Joint Land Use Study is the outcome of the public, private and military sectors working together to achieve these primary goals:

- Protect the health and safety of those living or working near the Base.
- Support cooperative land use planning between the NAS JRB New Orleans and the surrounding communities in Plaquemines and Jefferson Parishes so that future growth and development are compatible with the missions of the Base.
- Develop strategies to minimize the operational impacts of the NAS JRB New Orleans on surrounding landowners.
- Promote an understanding of the mutual benefits of an area-wide approach to development and land use decisions.

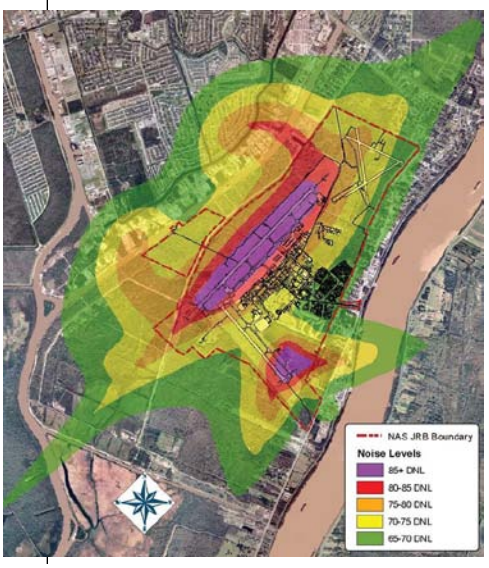
Primary Issues of Concern from the 2002 Addendum Air Installation Compatible Use Zones (AICUZ) Report

The NAS JRB New Orleans generates environmental impacts that are typical of a naval air station, with noise being the most common influence. Most of the noise associated with the Base results from aircraft training operations. The 2002 Addendum AICUZ Report modeled DNL noise contours and Air Safety Zones based on Navy guidance. These models, whose extents influence the boundaries of the study area for the JLUS, illustrate the two most significant environmental features affecting land use compatibility around the Base.

Aircraft Noise Contours

Aircraft noise levels are depicted by a series of contour lines connecting points of equal noise exposure and superimposed on a map of the airport and its environs. Some operations are far enough away from the location that their effect is minimal, while other operations may dominate noise exposure.

DNL mapping is used as a tool to assist in land use compatibility planning around the Base. DNL contours can be used to: 1) highlight an existing or potential aircraft noise problem that requires attention; 2) assist in the preparation of noise compatibility programs; and 3) provide guidance in the development of land use controls, such as zoning ordinances, subdivision regulations, and building codes.

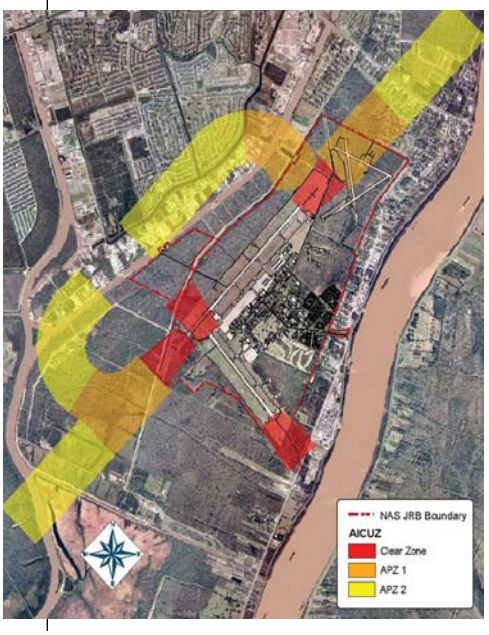


AICUZ Noise Contours

Air Safety Zones

Potential for aircraft accidents is based on the risk associated with accidents in proximity to where military aircraft take off and land. The military categorizes these Air Safety Zone into three risk areas.

- Clear Zone (CZ) - The Clear Zone is an area at the immediate ends of the runway. The accident potential in this area is sufficient to recommend the prohibition of any structures in this zone.
- Accident Potential Zone I (APZ I) - APZ I is less critical than the CZ but still possesses significant potential for accidents. A wide variety of industrial, manufacturing, transportation, open space and agricultural uses can exist safely within this area just beyond the CZ. However, uses that concentrate people in small areas, such as higher density housing, pose a conflict with the safety risks of this zone.



AICUZ Air Safety / Accident Potential Zones

- Accident Potential Zone II (APZ II) - APZ II is the least critical of the three air safety zones, but still carries some risk of an accident. Compatible land uses include those of APZ I, as well as low density single family residential, and lower intensity commercial activities. High density functions such as multi-story buildings and places of assembly (e.g., theaters, schools, churches and restaurants), however, raise compatibility issues.

Land Use Compatibility

In order to establish land use development patterns which are compatible within noise contours and air safety zones, the JLUS project team conducted an assessment of what land uses are compatible within these zones using guidance presented in the AICUZ Program Procedures and Guidelines for Department of the Navy Air Installations, OPNAVINST 11010.36A. Respective land uses were then reclassified into the Land Based Classification System (LBCS) Function code that is used by both Jefferson and Plaquemines Parish Planning Departments for designation of land use and zoning.

The LBCS model, which was developed in 1996 by the American Planning Association (APA), extends the notion of classifying land uses by refining traditional categories into multiple dimensions, such as: activities, functions, building types, site development character, and ownership constraints. Each dimension has its own set of categories and subcategories, allowing the Parishes to have precise control over land use classifications.

As shown in the tables below, each land use classification is determined to be compatible (green), conditionally compatible (yellow), or incompatible (red) within each DNL noise level or air safety zone based on the Navy guidance. Appendix C provides more details on LBCS categories.

Noise Levels					
Land-Based Classification - Function		**65-69 DNL**	**70-74 DNL**	**75-79 DNL**	**80-85 DNL**
1000 - Residence or Accommodation	Noise abatement measures recommended for 65-69				
2000 - General Sales or Service	Noise abatement requirements (NLR 25-35)				
3000 - Manufacturing and Wholesale Trade	Noise abatement requirements for portion of structure receiving public				
4000 - Transportation, Communication, Information and Utilities	Noise abatement requirements for Communication (e.g. broadcasting, telecommunications) 70-79; not permitted 80 or above				
5000 - Arts, Entertainment and Recreation	Noise abatement requirements for museums, auditoriums, water recreation (NLR 25-35); outdoor concert halls or stadiums not permitted; public assembly not permitted above DNL 70				
6000 - Education, Public Administration, Health Care and other Institutions	Noise abatement requirements (NLR 25-35) required for schools, hospitals, churches and government buildings DNL 65-74				
7000 - Construction-related Businesses	Noise abatement requirements for structures only				
8000 - Mining and Extraction Establishments	All Uses				
9000 - Agricultural, Forestry, Fishing and Hunting	Livestock and breeding operations not permitted DNL 75+				

Compatible	Conditionally Compatible	Incompatible

Air Safety Zones (APZ)				
Land-Base Classification - Function		**APZ-2**	**APZ-1**	**Clear Zone**
1000 - Residence or Accommodation	Maximum density 1-2 units per acre			
2000 - General Sales or Service	Maximum FAR standards			
3000 - Manufacturing and Wholesale Trade	Maximum FAR standards			
4000 - Transportation, Communication, Information and Utilities	excludes waste disposal (4340) from APZ 2			
5000 - Arts, Entertainment and Recreation	Recreational activities with FAR requirements permitted in APZ 1 and APZ 2			
6000 - Education, Public Administration, Health Care and other Institutions	Cemeteries allowed in APZ 1 and APZ 2; some government buildings allowed in APZ 2 with FAR restrictions			
7000 - Construction-related Businesses	FAR of 0.11 in APZ 1; FAR of 0.22 in APZ 2			
8000 - Mining and Extraction Establishments	FAR of 0.28 in APZ 1; FAR of 0.56 in APZ 2; no activity which produces smoke, glare, or involves explosions			
9000 - Agricultural, Forestry, Fishing and Hunting	Only Agriculture permitted in Clear Zone; FAR of 0.28 in APZ 1; FAR of 0.56 in APZ 2; no activity which produces smoke, glare, or involves explosions			

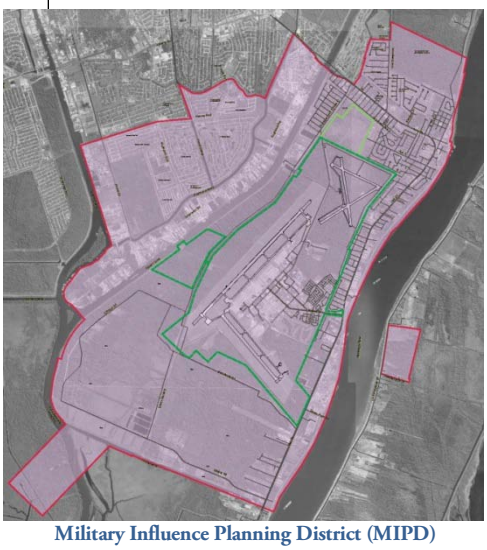
Compatible	Conditionally Compatible	Incompatible

Study Recommendations

Recommendations from this Joint Land Use Study focused on specific policies to address land use encroachment surrounding the NAS JRB New Orleans. The JLUS Technical and Policy Committee's adopted a series of resolutions that can assist the local governments in creating a uniform planning policy environment around the installation to help prevent future growth incompatible to continuing military operations. To be most effective, these resolutions should be ratified by the Councils of Plaquemines and Jefferson Parishes.

Resolution 1 - Military Influence Planning District

In order to determine the extents of potential impact for the compatible land use planning, a Military Influence Planning District (MIPD), or study environs, was established. The MIPD is the geographic area defined by the participating jurisdictions and provides the context for formulating and implementing study recommendations. For the purposes of this study, the MIPD is comprised of those areas in the region affected by military operations as indicated by the Day-Night Average Noise Level (DNL) contours and Accident Potential Zones (APZ) established in the NAS JRB New Orleans' Air Installation Compatibility Use Zone (AICUZ) Study.

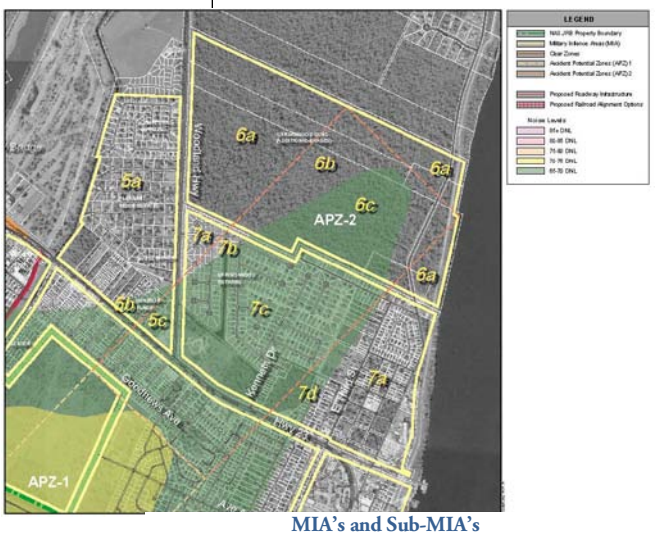


Military Influence Planning District (MIPD)

A resolution of adoption of the MIPD study area was presented and approved by the JLUS Policy Committee on April 26, 2010. The resolution and attachments can be found in Appendix A, Resolution 1.

Military Influence Areas (MIA)

The MIPD was divided into 24 Military Influence Areas (MIA) based on geographic boundaries, parcel boundaries, or on the nature of development within an area. Each MIA is further subdivided into sub-MIAs based on noise levels as indicated by DNL contour (65-70, 70-75, 75-80, 80-85 and 85+) and accident potential as indicated by APZ (Clear Zone, APZ I and APZ II). These sub-MIAs account for each combination of DNL contour and APZ within each MIA.



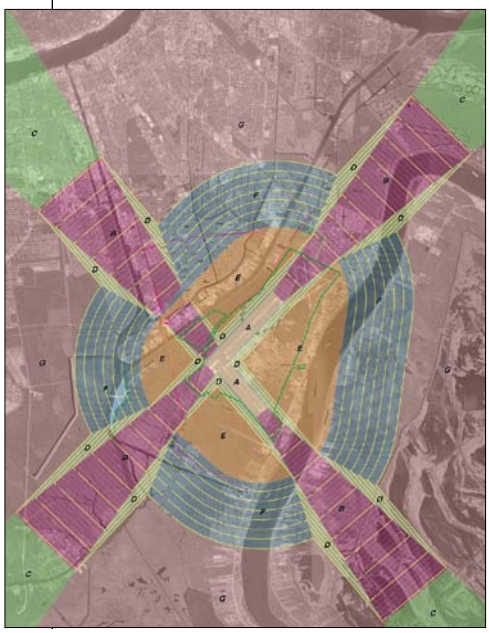
MIA's and Sub-MIA's

For example, MIA 6 is subdivided into three sub-MIAs: 6a (no DNL or APZ influence), 6b (no DNL influence, & APZ II impacts) and 6c (65-70 DNL & APZ II impacts). The sub-MIAs are the geographic basis for ascertaining compatible land use within the MIPD. In other words, land use compatibility in the MIPD is

determined based on the noise level and accident potential experienced in each sub-MIA. Appendix B provides maps of all vacant Sub-MIAs, including detailed suggested land use compatibility within each Sub-MIA based on Navy guidance and LBCS land use models.

Resolution 2 - Airport Imaginary Airspace Surfaces

Another concern related to community compatibility is maintaining clear vertical airspace approaches for aircraft landing and departing the Base. Vertical obstructions are created by buildings, trees, structures, or other features that may encroach into the navigable airspace used by military operations. These encroachments present a safety hazard to both the public and military personnel, and can potentially impact military readiness.



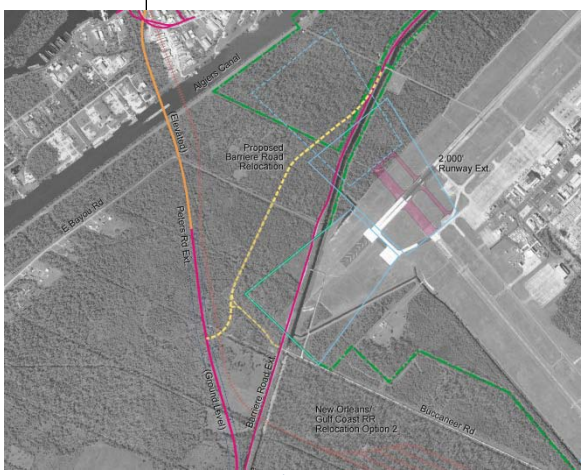
Imaginary Airspace Surfaces

In order to assist with this issue an Imaginary Airspace Surfaces map was developed that depicts height restrictions within the airspace surrounding the Base. The resolution states that the Imaginary Airspace Surfaces map will be used by the Jefferson and Plaquemines Parishes Planning offices as part of their checklist review of local building permits and to confirm that developers have filed the required airspace studies (FAA form 7460-1) and received a favorable determination from the FAA.

A resolution of adoption of the Airport Imaginary Airspace Surfaces was presented and approved by the JLUS Policy Committee on April 26, 2010. The resolution and attachments can be found in Appendix A, Resolution 2.

Resolution 3 – Barriere Road Improvements

Several proposed infrastructure improvements surrounding the Base could pose operational constraints to the NAS JRB New Orleans if not monitored closely. West of the Base's longest runway (Runway 04-22) is a vacant tract of land along Barriere Road of approximately 170 acres, with 28 acres falling within APZ II. The property is currently zoned agricultural, but proposed improvements associated with Barriere Road could provide unprecedented access to potential waterfront property along the Intracoastal Waterway. The property is exposed to a range of noise levels varying from 65 DNL to 80 DNL, but discussions of commercial or residential development have occurred.



Barriere Road Improvements

A resolution of adoption of further study of the Barriere Road Alignment and the potential impacts it may have on Base plans for a 2,000' extension

of the shorter runway (Runway 14/32) was presented and approved by the JLUS Policy Committee on April 26, 2010. The resolution and attachments can be found in Appendix A, Resolution 3.

Resolution 4 – JLUS Compatibility Land Use Matrices

Within the MIPD, there are 5,080 acres of developed land and 4,945 acres of undeveloped land. The Technical Committee chose to make establishing land use compatibility of undeveloped areas within the MIPD their primary focus since these are the areas in which Jefferson and Plaquemines Parishes can regulate future development and implement appropriate land use measures. The outcome of this decision was the establishment of the JLUS Compatibility Land Use Matrices.

The purpose of the Compatibility Land Use Matrices is to provide local planning and zoning officials with compatible land use definitions and guidance in accordance with Navy land use and noise policy and existing zoning codes. These matrices detail specific guidelines for permitting land uses which are compatible, while maintaining public safety, health, and welfare within each mapped Military Influence Area (MIA) zone.

Compatible Land Use Matrices

The matrices integrate the American Planning Association's (APA) Land Based Classification Standards (LBCS) Function Dimension with the Standard Land Use Coding Manual (SLUCM) definitions found within the OPNAV Instruction 11010.36B compatible land use chart. The revised compatible land use chart applies 100-level Function codes to all MIA sub-areas in accordance with already established Noise Zones and Accident Potential Zones.

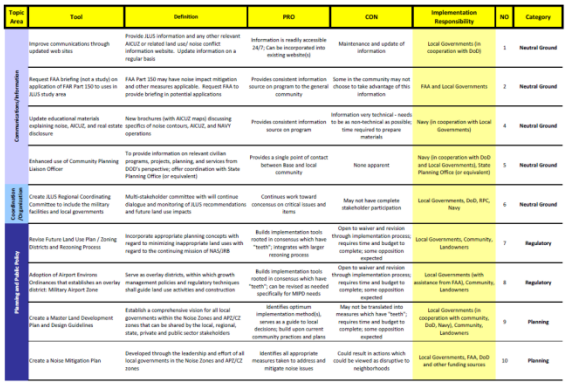
A resolution of adoption of the JLUS Compatibility Land Use Matrices was presented and approved by the JLUS Policy Committee on August 18, 2010. The resolution and attachments can be found in Appendix A, Resolution 4.

Resolution 5 – JLUS Implementation Tools

The JLUS serves as a guide to future actions and decisions to be made by local and parish governments. Using input from committee members and local stakeholders, the project team identified a variety of implementation measures which support the main objectives of the JLUS. This plan offers a series of recommendations, or "tools", which offer the opportunity for a collaborative approach. Thus, the plan defines opportunities or roles for implementation to the many key stakeholders and the community, and

local governments. This will assure all that decisions made having an influence on community livability or base operations have included the appropriate reviews and considerations.

The result of this exercise was the development of the JLUS Implementation Tools, which are a list of compatibility tools that can be used as possible encroachment reduction strategies. These tools establish mechanisms for information exchange among residents, local governments, and the military, as well as identify possible approaches to reduce the effects of NAS JRB New Orleans activities on surrounding communities.



Topic Area	Tool	Definition	PRO	CON	Implementation Responsibility	NO	Category
Communication/Information	Improve communications through updated web sites	Provide JLUS information and any other relevant AICUZ or related land use/ noise conflict information website. Update information on a regular basis	Information is readily accessible 24/7; Can be incorporated into existing website(s)	Maintenance and update of information	Local Governments (in cooperation with DoD)	1	Neutral Ground
	Request FAA briefing (not a study) on application of FAR Part 150 to uses in JLUS study area	FAA Part 150 may have noise impact mitigation and other measures applicable. Request FAA to provide briefing in potential applications	Provides consistent information source on program to the general community	Some in the community may not choose to take advantage of this information	FAA and Local Governments	2	Neutral Ground
	Update educational materials explaining noise, AICUZ, and real estate disclosure	New brochures (with AICUZ maps) discussing specifics of noise contours, AICUZ, and NAVY operations	Provides consistent information source on program	Information very technical - needs to be as non-technical as possible; time required to prepare materials	Navy (in cooperation with Local Governments)	4	Neutral Ground
	Enhanced use of Community Planning Liaison Officer	To provide information on relevant civilian programs, projects, planning, and services from DOD's perspective; offer coordination with State Planning Office (or equivalent)	Provides a single point of contact between Base and local community	None apparent	Navy (in cooperation with DoD and Local Governments), State Planning Office (or equivalent)	5	Neutral Ground
Coordination/Organization	Create JLUS Regional Coordinating Committee to include the military facilities and local governments	Multi-stakeholder committee with will continue dialogue and monitoring of JLUS recommendations and future land use impacts	Continues work toward concensus on critical issues and items	May not have complete stakeholder participation	Local Governments, DoD, RPC, Navy	6	Neutral Ground
Planning and Public Policy	Revise Future Land Use Plan / Zoning Districts and Rezoning Process	Incorporate appropriate planning concepts with regard to minimizing inappropriate land uses with regard to the continuing mission of NAS/JRB	Builds implementation tools rooted in consensus which have "teeth"; integrates with larger rezoning process	Open to waiver and revision through implementation process; requires time and budget to complete; some opposition expected	Local Governments, Community, Landowners	7	Regulatory
	Adoption of Airport Environs Ordinances that establishes an overlay district- Military Airport Zone	Serve as overlay districts, within which growth management policies and regulatory techniques shall guide land use activities and construction	Builds implementation tools rooted in consensus which have "teeth"; can be revised as needed specifically for MIPD needs	Open to waiver and revision through implementation process; requires time and budget to complete; some opposition expected	Local Governments (with assistance from FAA), Community, Landowners	8	Regulatory
	Create a Master Land Development Plan and Design Guidelines	Establish a comprehensive vision for all local governments within the Noise Zones and APZ/CZ zones that can be shared by the local, regional, state, private and public sector stakeholders	Identifies optimum implementation method(s), serves as a guide to local decisions; build upon current community practices and plans	May not be translated into measures which have "teeth"; requires time and budget to complete; some opposition expected	Local Governments (in cooperation with community, DoD, Navy), Community, Landowners	9	Planning
	Create a Noise Mitigation Plan	Developed through the leadership and effort of all local governments in the Noise Zones and APZ/CZ zones	Identifies all appropriate measures taken to address and mitigate noise issues	Could result in actions which could be viewed as disruptive to neighborhoods	Local Governments, FAA, DoD and other funding sources	10	Planning

JLUS Implementations Tools

A resolution of adoption of the JLUS Implementation Tools was presented and approved by the JLUS Policy Committee on August 18, 2010. The resolution and attachments can be found in Appendix A, Resolution 5.

Resolution 6 – Establish the MIPD Overlay Zoning District

The overlay zoning district is defined by the area surrounding a military installation that is influenced by military operations. The purpose of this district is to allow the local governing body the opportunity to establish special land use regulations, standards, or procedures within these areas with unique land use, site planning, building design, or environmental resource issues.

The formation of this district at the Parish level gives the Base and environs their own land use district which the Parishes could use as a basis for moving ahead with recommendations and implementation action items sooner, rather than waiting for completion of the comprehensive plan development process.

A resolution of adoption to establish a Military Influence Planning District (MIPD) Overlay Zoning District was presented and approved by the JLUS Policy Committee on August 18, 2010. The resolution and attachments can be found in Appendix A, Resolution 6.

Resolution 7 - Statement of Understanding (SoU) between NAS JRB and Plaquemines and Jefferson Parishes

The purpose of the Statement of Understanding (SoU) is to establish a formal framework between the Parishes and Base as a means to maintain the dialogue which started in the JLUS process. The SoU states that the Navy and the Parishes will engage in a continuing dialogue with respect to land

use surrounding the military installation, and with respect to any new or evolving regulations and instructions concerning said land use.

A resolution of adoption of the Statement of Understanding (SoU) between NAS JRB and Plaquemines and Jefferson Parishes was presented and approved by the JLUS Policy Committee on August 24, 2010. The resolution and attachments can be found in Appendix A, Resolution 7.

Resolution 8 - Bi-Parish Land Use Advisory Board

Perhaps the most important mechanism for implementation would be the creation of a Bi-Parish Land Use Advisory Board. The purpose of the Bi-Parish Land Use Advisory Board shall be to develop, implement, and/or monitor policies, programs and projects within the Military Influence Planning District (MIPD) Overlay Zoning District to prevent urban encroachment; protect public health, safety and welfare; and safeguard the military mission. The Bi-Parish Land Use Advisory Board will consist of representatives from Jefferson and Plaquemines Parish Government, members of the Parishes Plans and Permits Departments and Zoning Departments, local business owners and stakeholders, as well as representatives of NAS JRB New Orleans.

A resolution of adoption for the creation of a Bi-Parish Land Use Advisory Board was presented and approved by the JLUS Policy Committee on August 18, 2010. The resolution and attachments can be found in Appendix A, Resolution 8.

Implementation Steps

One of the most critical outcomes of the JLUS is the process itself, which started the dialogue and makes strong recommendations and mechanisms to continue it. Stakeholders from the community and military have the opportunity to build collaborative relationships, identify mutual interests, and work toward reasonable solutions that protect both civilian and Navy goals.

The Parish Government's adoption of the resolutions and SoU created by the Technical Committee and adopted by the Policy Committee are the FIRST STEP in implementing recommendations of the JLUS. The resolutions and tools seek a balance among these interests by stressing:

- the feasibility of implementation;
- the ability to sustain the economic health of the region and protect individual property rights;

- the protection of the critical military missions performed by NAS JRB New Orleans; and
- the protection of the health, safety, welfare, and overall quality of life of those who live and work in the area.

To help organize the JLUS implementation plan's recommendations, in addition to the resolutions, implementation tools, and SoU, these individual strategies and actions have been broken into several functional topic areas. These topic areas represent a range of actions which may be taken in order to implement the strategies found within each of the categories defined. Each tool within these categories has been defined as part of the implementation strategy.

- Communications/Information
- Coordination/Organizational
- Planning and Public Policy
- Real Estate Measures / Acquisition
- Sound Attenuation
- Infrastructure
- Memorandum of Understanding
- Statutory Lighting Requirements
- Air Operations / Training

Short-term Implementation Steps (Two and Three)

Resolution 7, the Statement of Understanding (SoU) between Jefferson and Plaquemines Parish Governments and the Base, should be formally adopted in the short-term. The SoU provides a complete and detailed description of AICUZ related understandings and actions by both parties. A summary of several proposed actions included in this statement is as follows:

- The Parishes would create a new process for Navy officials to review and comment earlier in the process on all proposed development that might encroach on NAS JRB New Orleans.
- The Parishes would ask any person or organization proposing development that might be incompatible with the Navy's AICUZ guidelines to meet with Navy officials to discuss alternatives.
- The Parishes would adopt a Zoning Overlay District in all noise zones greater than 65 dB DNL to help prevent encroachment surrounding NAS JRB New Orleans.
- The Parishes would recognize the Navy's significant concern about the impact of future development on transportation needs by agreeing to keep the Navy effectively involved in such planning processes.

- The Parishes would strengthen its working relationship with the Navy and create an ongoing, open dialogue to address the Navy's concerns about potential encroachment.

To continue the momentum created by this study, the local jurisdictions, in collaboration with the Navy, should establish the Bi-Parish Land Use Advisory Board; modeled after what has been proposed in Resolution 8 of the JLUS. The Board could consist of select members of the JLUS committees, representing all participating local governments, the Navy, and community, environmental, and development interests. The Board would meet bi-annually (or as necessary) to review military-community affairs throughout the area.

This Board would serve as a forum for public input, the review of major land use proposals both within the military and civilian sectors, and on-going consensus-building to support sound, regionally-based and cooperative community planning decisions. Any military land use and operations-related issues affecting the local communities could be introduced and discussed using this forum for community input, dialogue and recommended implementing actions.

In Conclusion

The JLUS Study recommendations contemplate the adoption of land use regulations that allow reasonable land use development compatible with noise levels and air safety zones associated with flight operations at NAS JRB New Orleans. The study provides the framework for further discussion concerning the specific means to accomplish the overall objective of protecting the public health, safety and welfare and to prevent encroachment from degrading the operational capability of local military installations in meeting national security needs.

Acknowledgements

The Naval Air Station Joint Reserve Base (NAS JRB) New Orleans Joint Land Use Study (JLUS) was prepared with the assistance from a number of individuals. Two committees - a Policy Committee and a Technical Committee - have guided the study and support its findings. The membership of these committees is as follows:

Project Director

Mr. Stan Mathes, Director of Economic Development & Tourism, Plaquemines Parish

Policy Committee

Mr. David Pavlovich, Local Business Owner (Chairman)

Mr. Walter Brooks, Executive Director, Regional Planning Commission

Mr. Billy Nungesser, Parish President, Plaquemines Parish

Mr. Paul Sawyer, Director of Federal Programs, Louisiana Department of Economic Development

Capt. Thomas Luscher, Installation Commander, NAS JRB New Orleans

Mr. Keith Hinkley, Council Member District 2, Plaquemines Parish

Dr. Stuart Guey Jr., Council Member District 4, Plaquemines Parish

Sen. David Heitmeier, Senator District 7, State of Louisiana

Rev. Michael Jiles, Sr., School Board Member District 1, Plaquemines Parish

Mr. Jim Juneau, Jefferson Parish Appointment/Councilman District 1

Mr. Charles Miller, Jefferson Parish Appointment/Councilman District 1

Mr. Chris Roberts, Council Member District 1, Jefferson Parish

Colonel Roy Qualls, Deacon, NAS JRB New Orleans

Mr. Wes Kungel, Regional Representative, U.S. Senator Mary Landrieu's Office

Ms. Rachel Perez, Regional Representative, U.S. Senator David Vitter's Office

Technical Committee

Mr. Michael Metcalf, Superintendent of Permits,
Planning & Zoning Department, Plaquemines Parish (Chairman)

CDR. Michael Dodick, Executive Assistant, NAS JRB New Orleans

Mr. Ed Durabb, Director of Planning Department, Jefferson Parish

Ms. Bonnie Buras, Local Real Estate Business Owner

Mr. Ken Dugas, Parish Engineer, Plaquemines Parish

Mr. Bruce Keller, Community Planning Liaison Officer,
NAS JRB New Orleans

Mr. Robert Spears, GIS Department, Plaquemines Parish

Mr. Michael Stack, District 2 Engineer Administrator,
LA Department of Transportation & Development

Mr. Steve Braud, Parish Attorney, Plaquemines Parish

Ms. Amanda Beheyt, Congressman Charlie Melancon's Office

Mr. Regal Bisso, Local Resident

Mr. John Filostrat, Local Resident

Mr. Bobby Gravolet, Assessor, Plaquemines Parish

Mr. David Illg, Local Business Owner

Mr. Kirk Lepine, Local Resident

Mr. Dan Musmanno, Local Resident

Mr. Jerome Robinson, Local Resident

Non-voting Members

Ms. Terri Wilkinson, Assistant Planning Director, Jefferson Parish

Mr. Allen Hero, Local Resident

Consulting Team Members

Mr. Phillip Brodt, GCR & Associates, Inc.

Mr. Steven Gourgues, GCR & Associates, Inc.

Mr. Joel Gilliam, GCR & Associates, Inc.

Ms. Rebecca Rothenberg, GCR & Associates, Inc.

Mr. Ed Elam, Burk-Kleinpeter, Inc.

Contents

1. Introduction 1-1
The JLUS Program 1-1
Study Purpose and Goals 1-2
What is Compatibility? 1-2
Expectations and Recommendations 1-2
JLUS Successes 1-3
Regional View 1-3
2. Background Information - NAS JRB New Orleans 2-1
Mission 2-1
History 2-1
Military Units 2-3
Defense Base Realignment and Closure (BRAC) Impacts - 2005 2-8
Military Economic Impact 2-8
3. Existing Conditions -Regional Growth Trends 3-1
Historical Development Patterns 3-1
Local Demographics 3-2
Occupied Housing Units 3-2
Total Housing Units 3-3
Residential Building Permits 3-3
Existing Land Use Development 3-4
Pending Developments 3-4
Area Transportation Projects 3-5
Local Government Land Use and Building Policies 3-8
Parish Comprehensive Plans Jefferson Parish 3-8
Base Training and Operations 3-9
Base Land Holdings 3-10
4. Background of JLUS Process 4-1
Objectives 4-1
Basic JLUS Process 4-2
Participating Stakeholders 4-2
Opportunities for Public Participation 4-3

Typical JLUS Recommendations 4-4
5. Technical Information 5-1
2002 AICUZ Findings and Recommendations 5-1
AICUZ Maps 5-3
6. JLUS Process and Recommendations 6-1
Military Influence Planning District 6-1
Airport Imaginary Airspace Surfaces 6-3
Proposed Infrastructure Conflicts 6-4
Land Use Compatibility 6-6
Land Use Compatibility Analysis 6-22
7. Implementation Tools 7-1
Methodology 7-1
Responsible Agents 7-3
Organization 7-4
MIPD Overlay Zoning District 7-4
SOU 7-5
Bi-Parish 7-5

Glossary

Acronyms	Description
159 FW	159th Fighter Wing LA National Guard
204	Strike Fighter Squadron 204
377th	Army 377th Theater Sustainment Command
926th	926th Airforce Reserve Fighter Wing
AEF	Air Expeditionary Force
AICUZ	Air Installation Compatibility Use Zones
AIMD	Aircraft Intermediate Maintenance Detachment
APZ	Accident Potential Zone
ATON	Aids to Navigation
BRAC	Base Realignment and Closure
CONUS	Continental United States
DNL	Day-Night Average Noise Level
DoD	Department of Defense
EP	Marine Environmental Protection
ESRI	Geographic Information Source
FBI	Federal Bureau of Investigation
FRC	Fleet Readiness Center Mid-Atlantic Site New Orleans
HLS	Homeland Security
JLUS	Joint Land Use Study
JRB	Joint Reserve Base
LE	Law Enforcement
MAG-49	Marine Group 49 DET C
MIA	Military Influence Area
MIPD	Military Influence Planning District
NADEP	Naval Air Depot
NAS JRB	Naval Air Station Joint Reserve Base
NAS	Naval Air Station

Acronyms	Description
NOSC	Navy Operational Support Center
OEA	Office of Economic Adjustment
SAR	Search and Rescue
VAW-77	Airborne Early Warning Squadron
VR-54	Fleet Logistics Support Squadron VR-54

1. Introduction

The JLUS Program

The Naval Air Station Joint Reserve Base (NAS JRB) New Orleans Joint Land Use Study (JLUS) is conducted in accordance with the Joint Land Use Study Program, the community planning assistance program administered and funded by the Department of Defense (DoD), Office of Economic Adjustment (OEA). The JLUS program complements the military service's Air Installation Compatible Use Zones (AICUZ) Program. The JLUS Program is a planning process developed to identify encroachment issues confronting the military installation and the surrounding civilian community. It is ultimately intended to produce recommendations of strategies to address these encroachment issues in the context of local comprehensive planning and general planning decision-making processes and programs.

This JLUS is a collaborative planning effort among all stakeholders, including the Naval Air Station Joint Reserve Base New Orleans (NAS JRB), the local governments of Jefferson and Plaquemines Parishes, community business leaders, chambers of commerce, developers, real estate interests, and affected landowners and residents in Plaquemines and Jefferson Parishes. It is intended to meet the needs of both the community and the Base.

Historically, military bases have been located in remote areas to avoid exposing populations to high noise and hazards attributed to aircraft and related operations. Over time, new jobs that support military installations lead to development of homes, schools and businesses around it. As this is the case with the NAS JRB, action needs to be taken by local government and the base to strategically plan for future growth while maintaining the health, safety and quality of life of the surrounding community. Additionally, the Base's operations and overall military mission must be protected to maintain its future viability and the thousands of jobs it maintains.

Study Purpose and Goals

The purpose of the JLUS is to maintain the integrity of NAS JRB operations and promote compatible civilian development practices near the base. This can be accomplished by developing local planning processes that assist Parish governments with updates to local comprehensive plans and supporting land use regulations. The primary goals of the JLUS are:

1. Support cooperative land use planning between the NAS JRB and the surrounding communities in Plaquemines and Jefferson Parishes so that future growth and development are compatible with the missions of the NAS JRB, and
2. Develop strategies to minimize the operational impacts of the NAS JRB on adjacent land.
3. Protect the health and safety of those living or working near the Base.

What is Compatibility?

Compatibility, in relationship to military readiness, can be defined as the balance and/or compromise between community and military needs and interests. The goal of compatibility is to promote an environment where both can coexist successfully.

Expectations and Recommendations

The JLUS does not intend to restrict all growth around the NAS JRB New Orleans. Rather, it takes into account changes over the future as a result of increasing missions and changes in military aircraft training and staging to offer suggestions and opportunities for local consideration. The JLUS is a guide and advisory document. It identifies a series of actions which local parish governments and the base should consider. Recommendations include suggestions about land uses, open space conservation, interagency or base to community communications, or increased cooperation amongst a host of regional and local partners.

The communities of Plaquemines and Jefferson Parishes have made good faith commitments that study recommendations will be implemented in local land use regulation and planning decision-making processes. While some recommendations are controversial, local officials must consider the broader public health, safety, and welfare issues as they affect or are affected by the presence of the NAS JRB.

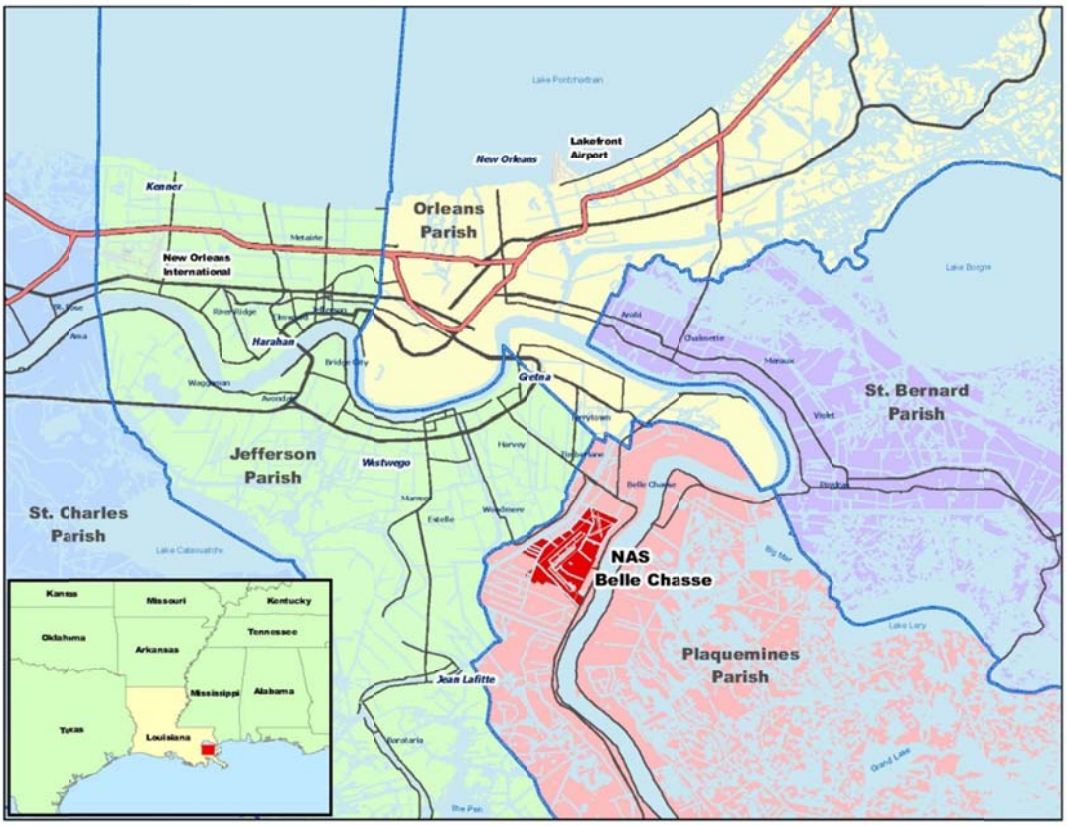
JLUS Successes

JLUS efforts have been developed in most military communities, including many on the Gulf Coast. These have shown a high success rate. Based on past experiences, the JLUS effort can directly benefit both the installation and host community by:

- Protecting the health and safety of residents living or working near military installations.
- Preserving long-term land use compatibility between the installation and the surrounding community.
- Promoting comprehensive community planning.
- Encouraging a cooperative spirit between the local base command and local community officials.
- Integrating the local jurisdictions' comprehensive plans with the installation's plans.

Regional View

As shown in Figure 1-1, NAS JRB New Orleans is located near the town of Belle Chasse, Louisiana, in northwestern Plaquemines Parrish. The Station is located 16 miles southwest of New Orleans, between the Mississippi River to the southeast, and the Intracoastal Waterway to the northwest.



2. Background Information – NAS JRB New Orleans

Mission

One the primary purposes of the JLUS is to maintain the integrity of the base's mission and operations.

The stated mission of the NAS Joint Reserve Base (JRB) New Orleans:

To provide a high quality training environment for active duty and reserve components of all branches of the armed services; to reduce redundancy and overhead by developing joint doctrine and operating procedures that create seamless functionality among host and tenant commands in base support and community service programs.

History

The NAS JRB New Orleans was originally located on the northern edge of the city of New Orleans on the shores of Lake Pontchartrain. This site was in use from 1941 to 1957 at which time the entire air station was moved to a new location located 15 miles south of New Orleans. The lakefront air station was turned over to the city of New Orleans and is the present site of the University of New Orleans.

In 1940, the Navy began improving its primary flight training facilities by building up its system of Naval Reserve air bases. Construction was initiated at three new reserve air bases at Dallas, Atlanta, and New Orleans (Lakefront). By 1942, a rapid expansion of the Naval Reserve Air Base (NRAB) New Orleans was underway, including two barracks, a ground school and an auditorium. That same year the New Orleans installation was designated a Naval Air Station (NAS) and assumed the role of a Primary Training Base for student naval aviators. By the end of 1943, the primary mission of the base was the training of flight instructors. By 1946, the air station assumed the mission of training Navy and Marine Corps Air Reservists. In April 1947, the base was training 350 officers, 600 enlisted men, and 50 marines. Squadrons included a light carrier squadron, two fleet maintenance squadrons, a carrier escort squadron, and a marine fighter squadron.

Exhibit 2-1: NAS JRB New Orleans supporting the Fleet, the Fighter, and the Family. *"Global Presence and Power Projection start here"*

By the late 1940s, it was apparent that the lakefront site of the air station would soon be inadequate. Urban growth in the area of the air station made future jet operations unfeasible. James V. Forrestal, then Secretary of Defense, designated the Navy to monitor a joint engineering survey by Army, Navy, and Air Force to determine if requirements of their respective reserve forces could economically and practically be met by the installation of a joint air reserve training center near New Orleans.

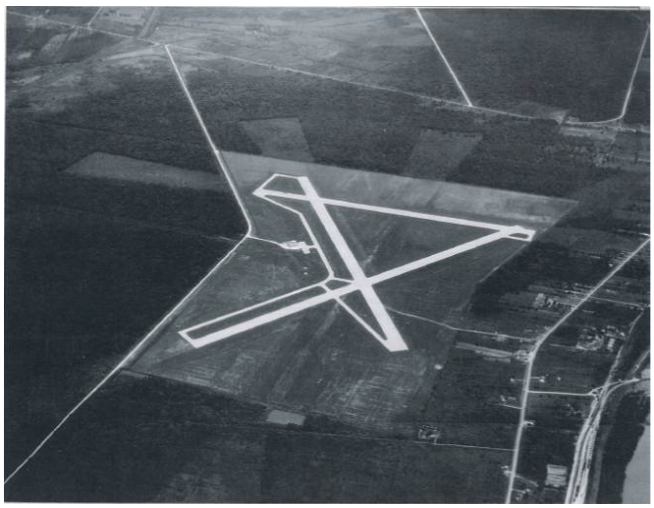


Exhibit 2-2: Alvin Callender Field, 1945

The site considered most promising was an area about 15 miles south of the business center of New Orleans in Plaquemines Parish and included the 515 acre Alvin Callender Field. The field originally consisted of a grassy area that was cleared in the late 1920s to provide a landing site for Charles Lindbergh who visited New Orleans during a nation-wide tour. Alvin Callender Field then served as the commercial airport for New Orleans until acquired by the Navy in 1940 to be used as an outlying field for NRAB/NAS New Orleans. The remaining 2,700 acre tract that comprised the new air station was low and swampy and required excavation and backfill. Initial construction of the new air station started in August 1954 and NAS New Orleans was commissioned on December 13, 1957. NAS New Orleans, Alvin Callender Field, was dedicated on April 26, 1958. The various air reserve components continued to train pilots, aircrew, and ground personnel through the 1960s, 1970s, and 1980s.

Exhibit 2-3: NAS New Orleans, 1960

The 1990s continued to be a decade of change and improvement as the base stood up under the new name of Naval Air Station Joint Reserve Base New Orleans, in 1994. This name change was enacted to better attest to the joint nature of the base and its unique mission as the only Naval Reserve Facility built specifically to house all branches of military service.

Following the events of September 11, 2001, and throughout the Global War on Terrorism, members of multiple air units were mobilized and deployed to support military operations overseas. The year 2002 was a banner year for the base as NAS JRB was recognized as the Navy's most outstanding military shore installation, and received the Conway Trophy for Base Installation Excellence. Also in 2002, Belle Chasse Academy, the first charter school on a military installation, opened and the number of on-

base houses tripled in number with the completion of a Public-Private Venture housing project, one of the first in the country. In 2003 and again in 2005, NAS JRB was nominated by Navy Region South to be their representative for the Secretary of Defense Shore Installation Excellence Awards given to the best military base of all the branches of Services.

NAS JRB became the center of the Department of Defense rescue and recovery efforts after Hurricane Katrina devastated the central Gulf Coast on August 29, 2005. During the first ten days following the storm more than 10,000 military personnel and relief workers worked through the NAS JRB, along with 18 million pounds of relief supplies. NAS JRB, with the only operating runways in New Orleans, became the primary search and rescue airfield for flights that saved over 10,000 lives in the New Orleans area.

Exhibit 2-4: Military Housing during Hurricane Katrina

Military Units

Today, the base is home to ten distinct units described in the following sections, each with its own purpose and operations.

Navy Operational Support Center (NOSC)

NOSC New Orleans was formed in October 2004 with the merger of Navy Air Reserve New Orleans and Naval Reserve Center New Orleans. The command's primary mission is to train Navy Reservists and to maintain equipment in a high state of readiness to be immediately available for rapid deployment in the event of a full or partial mobilization. The NOSC New Orleans provides financial support for Fleet Logistics Support Squadron (VR) 54, Airborne Early Warning Squadron (VAW) 77 Strike Fighter Squadron (VFA) 204, Marine Air Group 49 DET C and Fleet Readiness Center DET New Orleans.

Exhibit 2-5: Military Operations during Hurricane Katrina

Fleet Logistics Support Squadron VR-54

VR-54 was formally established on June 1, 1991 to provide tactical/heavy lift transport capability in support of fleet requirements. The squadron currently operates four Lockheed C-130T aircraft. In any given year, VR-54 will fly more than 4,000 hours in support of a variety of worldwide logistics missions and transport several million pounds of cargo and thousands of passengers.

Strike Fighter Squadron 204

Strike Fighter Squadron 204's mission is to safely train and maintain maximum mobilization readiness for immediate deployment in the event of war or national emergency and to provide the highest quality training for the fleet. The unit remains committed to crisis response readiness with their active counterparts. Strike Fighter Squadron 204 stands ready to deploy to any theater of operations as deemed necessary.

Marine Air Group 49 DET C

MAG-49, Det C actively supports the following Marine Corps and Navy Commands:

- Marine Light Attack Helicopter - Squadron 773, Det A
- Fourth Marine Aircraft Wing, Military Police Det
- Marine Aircraft Support Det
- Fourth Marine Aircraft Wing, Medical Det

MAG-49, Det C has been actively involved in the Global War on Terrorism from January 2003 to present date. In September of 2005, following Hurricane Katrina's devastation of New Orleans and the Mississippi Gulf Coast, MAG-49 Det C comprised part of the Aviation Combat Element for Special MAGTF Katrina as part of the overall Joint Task Force Katrina. During this time, they participated in rescue and relief efforts in New Orleans and on the Mississippi Gulf Coast, then flew missions on the Louisiana/Texas Border after Hurricane Rita. MAG-49 Det C and its component detachments continue to train to ensure they are ready to meet future commitments in the Global War on Terrorism.

159th Fighter Wing Louisiana Air National Guard

The Louisiana Air National Guard was formed in December 1940, as the 122nd Observation Squadron. Since its inception, the unit has participated in World War II, the Korean Conflict, the Cold War, Operation Enduring Freedom, Operation Northern Watch, Operation Southern Watch, Kosovo, Operation Noble Eagle, Air Expeditionary Force Deployments, Operation Iraqi Freedom, and the Global War on Terrorism.

Mission of the 159th Fighter Wing:

- Provide mission-ready, deployable forces,
- Provide secure and efficient air base operations,
- Deter, prevent and defeat threats to the homeland,

- Provide immediate emergency support to civil authorities in accordance with the Stafford Act,
- Be an active part of the local community with support and participation, and
- Report to the Adjutant General of the Louisiana National Guard and Air Combat Command 12th Air Force.

The 159th Fighter Wing is comprised of four main functional groups: operations, maintenance, mission support and medical; each with its own host of squadrons to include the 122nd Fighter Squadron, aircraft maintenance, medical, civil engineers, security forces and logistics.

The 159th FW supports national security objectives by being a part of the Air Expeditionary Force (AEF) participating in real world missions, supporting active duty forces, honing combat skills, and specified training to meet assigned task.

The National Guard's purpose is to protect life and property, and to preserve peace, order, and public safety for their state. The mission also includes information sharing with emerging countries on the importance of homeland defense.

Coast Guard Air Station New Orleans

Today, Coast Guard Air Station New Orleans' responsibilities include an area from Apalachicola, Florida north to Memphis, Tennessee, west to the Texas-Louisiana border, and thousands of offshore oil platforms in the Gulf of Mexico. Within this area, the station's missions include homeland security (HLS), search and rescue (SAR), law enforcement (LE), marine environmental protection (EP), and aids to navigation (ATON). To meet these demanding missions, the air station flies over 3,200 hours annually.

Coast Guard Air Station New Orleans was the first air station to integrate into a Coast Guard Sector organization with the inception of Coast Guard Sector New Orleans, led by Marine Safety Office New Orleans and including Group New Orleans. With an emphasis on mission effectiveness, the Sector concept is an integral component of the Coast Guard's future command and control organization. Coast Guard air station personnel have developed strong relationships with multiple government agencies including the FBI, Secret Service, and state and local law enforcement.

In 2006, Coast Guard Air Station New Orleans flew 373 SAR cases, saving 117 people, assisting 50 others, and preventing the loss of $1.8 million in property. Since its establishment in 1955, Coast Guard Air Station New

Orleans has saved more than 5600 lives and thus, is considered to be one of the busiest all-helicopter SAR units in the Coast Guard.

Coast Guard Air Station New Orleans has been awarded eleven Meritorious Unit Commendations for its superior performance during rescue operations as well as five Coast Guard Unit Commendations for exceptional operational performance.

3rd Battalion, 23rd Marines, 4th marine Division

3rd Battalion 23rd Marines is one of nine reserve infantry battalions assigned to the 4th Marine Division. The battalion consisting of three infantry rifle companies, one weapons company, and the battalion headquarters along with the headquarters and service company, contains mostly reserve marines and sailors supplemented by integrated active duty personnel working together to meet the battalion's mission. The battalion is capable of mobilizing, activating, and deploying with minimal notice.

Originally this battalion was activated in New River, North Carolina in 1942. The battalion has relocated numerous times with the battalion headquarters along with headquarters and service company finally settling in New Orleans, Louisiana in 1976. The battalion has a long and illustrious history and has participated in combat operations in World War II, Operation Desert Shield/Desert Storm, and Operation Iraqi Freedom.

The mission of the battalion is to provide trained combat and combat support personnel to augment and reinforce the active component in the time of war or national emergency. With that mission in mind, the battalion conducts combat training in preparation for mobilization and activation in desert, mountain, and urban environments. They also maintain the ability to conduct heliborne and amphibious assaults as well as security and stability operations worldwide.

Army 377th Theater Sustainment Command

The 377th is one of the most complex organizations in the United States Army. It is a multi-functional command with approximately 10% of the Soldiers being from the active component, approximately 80% reserve citizen soldiers and approximately 10% civilians. It has approximately 400 subordinate units and over 38,000 soldiers throughout the United States that provide split-based operational level combat support and combat service support to United States Armed Forces and multi-national coalition forces located in or passing through the 377th Area of Responsibility.

From 2002 to present, the 377th has had and continues to have numerous operations in Iraq and Afghanistan and in September of 2007, the mission expanded to the US Army Southern Command (USSOUTHCOM). With this addition to the duties in Central and South America, the designation changed from a Theater Support Command to the 377th Theater Sustainment Command.

Fleet Readiness Center Mid-Atlantic Site New Orleans

Formerly known as Aircraft Intermediate Maintenance Detachment (AIMD), the Navy transformed naval aviation maintenance in February 2006 by the formation of Fleet Readiness Centers which integrate Naval Air Depots (NADEPs) and the Continental United States (CONUS) AIMDs into a consolidated organization for shore-based, off-flight line maintenance. FRC NOLA is more like a command, with over 200 sailors, marines, and civilian contractors working in one shift to keep the aircraft they support up and flying. FRC NOLA has 37 work centers, organized into 10 divisions; personnel, supply, avionics, power plants, airframes, the paraloft, armaments, and ground support equipment. Note that more than 1,000 aircraft parts per month run through FRC NOLA.

Airborne Early Warning Squadron, VAW-77

The primary mission of the Airborne Early Warning Squadron, VAW-77 "Night Wolves" is to alert, coordinate, and control our nation's counter drug forces in the war on illegal drugs. The E-2C "Hawkeye" aircraft is a flying radar control station. The importance of airborne early warning has increased in recent years because of the advent of low-flying, high speed aircraft and high speed cruise missiles launched from ships and submarines. VAW-77 is a reserve E-2C+ squadron trained not only to fulfill our counter drug mission, but also to provide ready reserve flight crews and support personnel in the event of a mobilization of Reserve forces. The squadron deploys on numerous detachments throughout the year to various locations.

Combat Training Ranges

One of the main advantages that NAS JRB New Orleans has over other airfields, especially in the eastern U.S., is the quick accessibility to a wide variety of combat training ranges.

Overwater ranges in the Gulf of Mexico extend due east of the NAS JRB New Orleans south of Pensacola, Mobile and Biloxi westward to areas south of Lafayette and Lake Charles. Located in the Southeast Military Operating Area is "Eagle-G", a fully instrumented Tactical Air Combat Training

System. This training system is capable of providing pilots and aircrews with a detailed, computerized depiction of the actual training flight so aircrews can analyze and debrief every moment of their training flight.

Overland bombing ranges at Camp Shelby, MS and Fort Polk, LA give detachments and locally-based strike fighter squadrons an opportunity to refine their skills in realistic, fully instrumented bombing ranges.

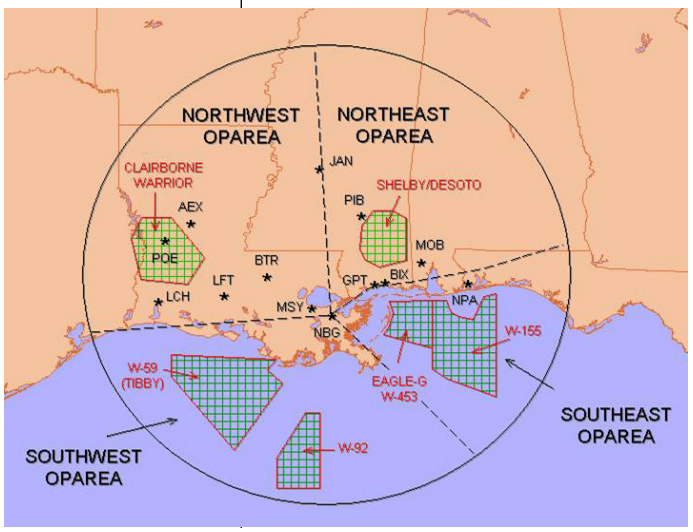


Exhibit 2-6: Detachment Sites

Defense Base Realignment and Closure (BRAC) Impacts - 2005

The Defense Base Closure and Realignment Closure (BRAC) impacted the base in 2005 with the closure of NSA New Orleans (Eastbank). The closure of the Eastbank facility included the loss of 1976 jobs at the 25 acres site and the deactivation of the 926th AF Reserve Fighter Wing (15 A-10 Thunderbolts) stationed at NAS JRB New Orleans. However, the NAS JRB New Orleans received Navy and Marine personnel from NSA New Orleans as well as units from Oregon, Georgia, and Missouri.

Military Economic Impact

The NAS JRB is a significant economic driver for the New Orleans Metropolitan Area, and particularly in Jefferson and Plaquemines Parishes and the community of Belle Chasse.

According to the 2007 NAS JRB New Orleans Master Plan, Louisiana governments received $111.5 million in annual tax revenues ($73.1 million to the state, $38.4 million to the local governments) from military activities in the New Orleans region. The Navy has the greatest financial impact with $1.08 billion in direct spending and $1.6 billion in secondary spending. The Marines contribute $68.5 million and $80.6 million in direct and secondary spending respectively.

The military and civilian payroll results in a substantial impact to the regional economy. The base is one of the largest employers in the Plaquemines Parish with a workforce of 9,548 personnel. The workforce at the base is approximately 50% military reserve, 25% military, and 25% civilian contractor. The total payroll of the workforce is approximately $402.7 million resulting in a significant infusion of dollars into the local and

Exhibit 2-7: On-Base Housing

regional economy through spending and spousal salaries. Many of these employees live within the adjacent communities or on the base itself.

In addition to the daily workforce, the base generates numerous construction jobs as it continues to grow and develop. The base itself has land holdings of approximately 5,000 acres and has recently spent approximately $300 million in new development at the facility including runway improvements, hangars, environmental facilities, a chapel, administration buildings, and medical facility expansions. An additional $180 million in projects are planned or under construction, including a new commissary, barracks, a youth center, an air traffic control tower and upgrades to runway signage and lighting system.

NAS JRB New Orleans has the only charter school located on a military base in the United States, Belle Chasse Academy. With over 900 students enrolled, the school serves dependents from NAS JRB and military dependents in the New Orleans region. Belle Chasse Academy is the largest charter school in the state of Louisiana.

Exhibit 2-8: Belle Chasse Academy Classroom

3. Existing Conditions – Regional Growth Trends

When considering land use compatibility and potential encroachment issues, it is crucial to examine historical development patterns, local demographic and future development growth trends. Since the NAS JRB New Orleans is located in northern Plaquemines Parish, population and housing development trends for this jurisdiction were carefully analyzed to ascertain potential conflicts. Plaquemines Parish has experienced slow or stagnant population and housing development growth in the past decade, including a sudden decline after Hurricane Katrina, followed by slow recovery. Population, total housing units, occupied housing units, and residential building permit trends in the Parish will be discussed in the following sub sections.

Historical Development Patterns

New Orleans' regional history has centered on trade afforded by the Mississippi River and Gulf of Mexico. Early colonizers established permanent settlements in the region as early as the 1600's. Territorial authority exchanges occurred during the following 200 years, including control by the Spanish, French, English and eventually Americans. In 1718, the French established the City of New Orleans, which was ultimately acquired by the United States in 1803 as part of the expansive Louisiana Purchase.

By the early 20th Century, high demand for additional development and the technological advancements of high volume, low maintenance drainage pumps allowed for substantial expansion of the urbanized area of the New Orleans region. This was accomplished by using pumps to drain large portions of swamp surrounding the city and reclaiming the land for development. This approach created the pump and levee system that keeps the city dry and still in operation today.

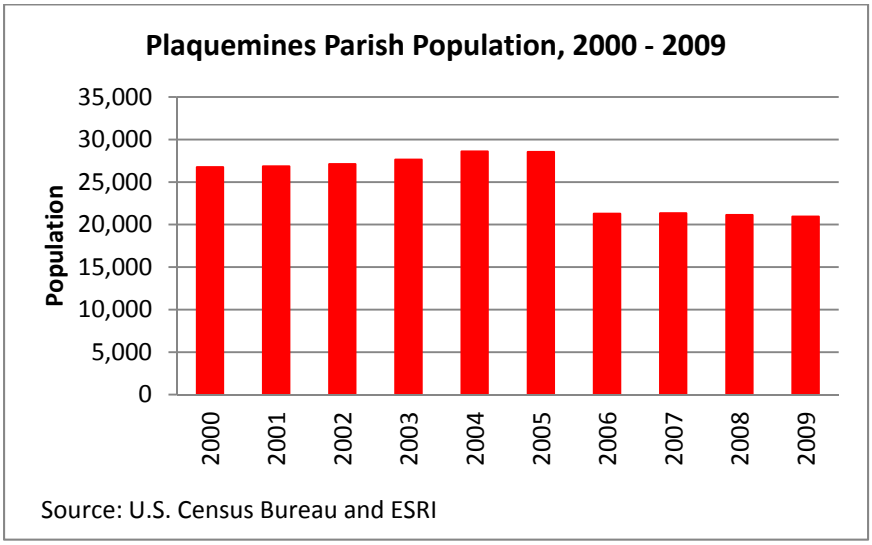
The completion of three bridges during the mid-20th century allowed for further development of the land on the west bank of the Mississippi River and greater integration of both the East and West Banks into a single metropolitan area. During this time, the Naval Reserve Air Base also grew, eventually encompassing property in both Belle Chasse and New Orleans. Eventually, all operations were transitioned to the installation at Belle Chasse where, in 1994, it was finally renamed the Naval Air Station, Joint Reserve Base, New Orleans.

Most recently, the greater New Orleans area suffered one of the most devastating natural disasters in United States history in Hurricane Katrina. The established population of the metropolitan area was dispersed during evacuation prior to and after the storm, removing a majority of its inhabitants. The damage sustained by the storm has caused difficulty on the repopulation of the area. Perhaps the most telling change has been the surge in housing prices. Homes that did not experience flooding have appreciated in value up to 10% of their pre-Katrina worth. This new market pressure has a greater potential to affect northern Plaquemines and Jefferson Parishes, including communities such as Belle Chasse and Gretna (which border much of the installations perimeter and were undamaged during the storm).

Local Demographics

In previous decades, the population of Plaquemines Parish has experienced a geographic shift north towards the urbanized area of Belle Chasse. Population in the parish grew slowly through the years 2000 to 2005 but dropped from 28,549 to 21,293 in 2005 due to the impacts of Hurricane Katrina. Based on U.S. Census Bureau estimates, since 2005, the population has slowly declined, as shown in Figure 3-1.

Figure 3-1: Plaquemines Parish Population, 2000 - 2009



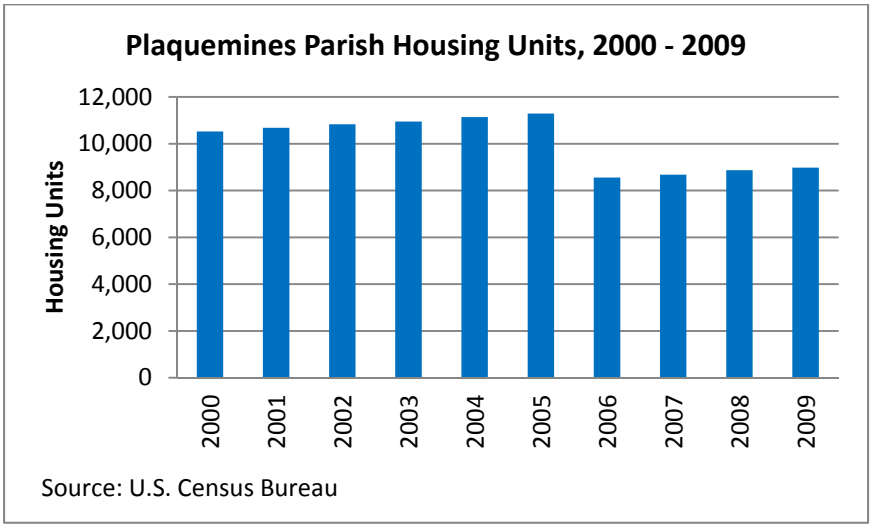
Occupied Housing Units

The total number of occupied housing units has experienced similar trends, falling from 9,021 in 2000 to an estimate of 6,807 for the period of 2006 - 2008 according the U.S. Census American Community Survey.

Total Housing Units

The total number of housing units in the parish has experienced slow growth both before and after Hurricane Katrina. The number of housing units dropped from 11,290 to 8,558 following the impact of Hurricane Katrina and grew slowly to 8,991 in 2009, as shown in Figure 3-2.

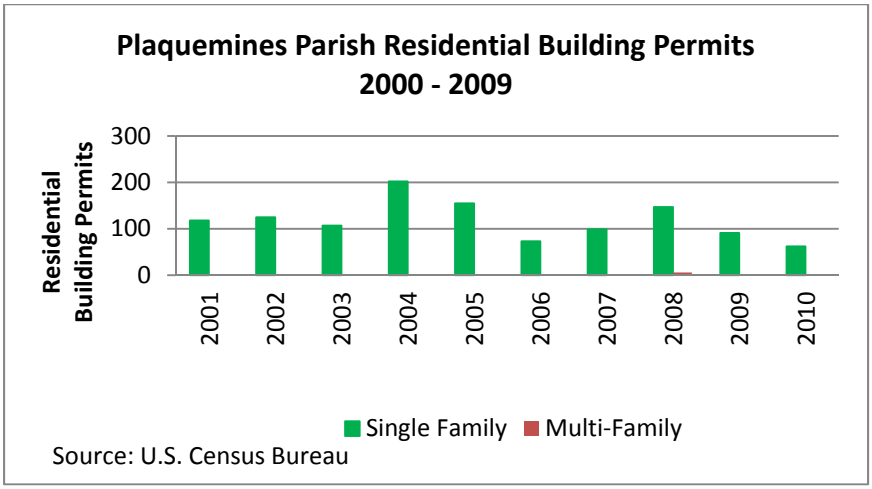
Figure 3-2: Plaquemines Parish Housing Units, 2000 - 2009



Residential Building Permits

Investigation of residential building permits in Plaquemines Parish from 2000 - 2010 demonstrates sporadic increases and decreases. These small levels of growth and decline suggest that residential development is stagnant or slow at best. The vast majority of residential permits have been for single family housing with very few multi-unit development permits granted, as shown in Figure 3-3.

Figure 3-3: Plaquemines Parish Residential Building Permits, 2000 - 2009



Taking into account these generally slow housing growth trends in Plaquemines Parish, it is possible that extensive population and housing growth will not present major encroachment or land use compatibility issues with the base in the near future. While these numbers are based on official U.S. Census Bureau information, it is important to also consider planned transportation and commercial corridor development as well as future employment generators whose impacts are not reflected in the examination of these numbers.

Existing Land Use Development

The following analysis assesses the compatibility of existing civilian land uses around the NAS JRB New Orleans. In the JLUS context, the following land uses are generally deemed incompatible when near military aircraft operations:

- Uses that concentrate people in a compact area (certain residential densities, schools, churches, hospitals).
- Vertical uses that encroach on airspace (communications towers).
- Uses that may draw birds/animals near airfields creating a strike hazard for aircraft (retention ponds).
- Uses that may interfere with radio frequency.
- Uses that create excessive lighting that may impair a pilot's vision.
- Uses that create smoke, dust, and steam that may impair a pilot's vision.

Pending Developments

Although demographics might indicate that growth in Plaquemines Parish is slow, development along the Woodland Hwy corridor continues to progress. Construction within the residential development of Springwood Subdivision continues, with about 75% of all available lots currently occupied. Approximately 300 acres of vacant land north of Springwood Subdivision has been planned as a Phase 2 development, although final plans have not been completed.

Further north along Woodland Hwy is a planned unit development currently under construction. This subdivision will provide an estimated 50-75 additional high-end housing units.

Areas within Jefferson Parish impacted by Base operations are less likely to develop into incompatible land uses in the coming years. Areas zoned residential are mostly built out, including Stonebridge Subdivision and the surrounding multi-family communities. Industrial use along Engineers Road should continue to develop as more businesses locate facilities on to

vacant tracts of land. The extension of Peters Road and potential railroad relocation along Peters Road could bring additional commercial or industrial uses to remaining tract of undeveloped property.

Area Transportation Projects

One of the key features of living or visiting Plaquemines Parish is the small town feel, including many rural estate homes, farms and orchards as well as access to fishing and wildlife areas. Vehicular access into Plaquemines Parish is currently through two main routes; Woodland Highway and LA Highway 23 (Belle Chasse Highway). At various times of the day traffic congestion on Highway 23 can cause delays of 20-30 minutes until south of the Base's Main Gate entrance.

Plaquemines and Jefferson Parishes, along with the Regional Planning Commission and LADOTD, have several infrastructure projects designed to alleviate some of the traffic congestion experienced during peak times. These projects include:

1. Highway 23 Intracoastal Waterway Bridge and Tunnel Replacement

Built in 1955, the Belle Chasse Tunnel is frequently out of service and hazardous to drivers because the tunnel leaks. If there is an incident or breakdown in or near the facility, traffic can be delayed for hours. The existing bridge has ten to twelve openings per day, further adding to delays in traffic flow.

The replacement project would construct a new, higher bridge structure, including improved approaches, which would eliminate the need for a tunnel and opening bridge.

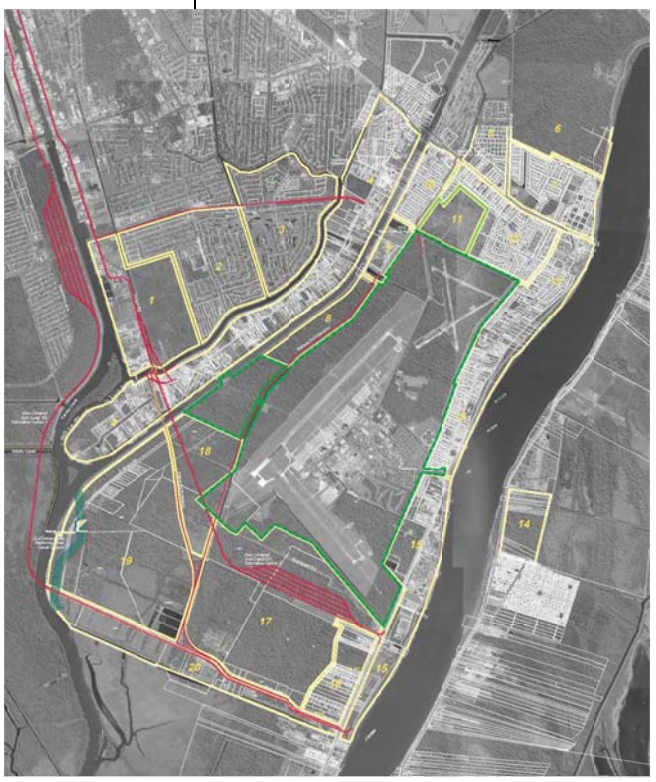
2. Highway 23 widening in Jefferson Parish from Engineers Road north to Lapalco Blvd.

This project would provide an additional two lanes of traffic, one in each direction, including improved center turn lanes. A subsequent phase being studied is to continue the roadway widening from Lapalco Blvd. to Wall Blvd. Upon completion, these improvements would reduce traffic congestion and accommodate increases in residential and commercial traffic entering or exiting Plaquemines Parish.

3. Hwy 406/Woodland Highway Improvements

The Woodland Highway corridor is one of the fastest growing residential areas within Plaquemines Parish. Within the last 10 years, Springwood Subdivision was developed and other planned residential communities are under construction or in the design phases that will continue to add to the traffic issues in the Parish.

Currently, Woodland Hwy. provides a bypass from Plaquemines Parish to Orleans Parish. The ultimate goal of the project is to have 4 lanes from Orleans into Plaquemines with an expansion to five lanes (two turning lanes) at the intersection of Hwy 23. Additional turning lane from Hwy 23 onto Woodland Hwy would alleviate traffic backups on the approach to the bridge.



4. Peters Road Bypass

One of the most significant roadway projects planned for northern Plaquemines Parish is the Peters Road extension. The Regional Planning Commission has identified this project in their Metropolitan Transportation Plan. The project would link Highway 23 in Plaquemines Parish to Peters Road and the Westbank Expressway in Jefferson Parish with a new bridge crossing over the Intracoastal Waterway. This project is expected to cause a decrease of 25%-35% in traffic volume along Hwy 23. Additionally, this roadway should allow for a more efficient manner of moving goods within Plaquemines Parish from the producer to the consumer. The project has been divided into three phases, which include:

Phase 1 – At-grade roadway from Hwy 23 in Plaquemines Parish to the proposed new bridge crossing over the Intracoastal Waterway. The roadway would follow along a portion of the existing right-of-way of Walker Road, and then cut through vacant, wooded land to a point at the foot of the proposed bridge crossing. Funding for land acquisition of this phase of the project has been secured and acquisitions are currently underway.

Phase 2 – Peters Road ramps and connections in Jefferson Parish. Within Jefferson Parish, a number of new ramps and connections to existing roadways will be required to provide access from Peters and Engineers Roads, and to the proposed bridge. Additional improvements along Peters Road north to the Westbank Expressway will address the increase in traffic that is expected in this corridor. This portion of the project is in the design phase.

Phase 3 - New bridge crossing over the Intracoastal Waterway. The proposed bridge will link phases 1 and 2. Since this is not a draw bridge, the 120' high bridge structure will allow for

continued water passage without the need to open or close the bridge to vehicular traffic. This portion of the project is in the design phase.

5. Barriere Road Extension

In order to provide another route from lower Plaquemines that might bypass Highway 23 through Belle Chasse, the Plaquemines Parish Government has plans to improve Barriere Road on the west side of the Base. This construction would include expansion of the existing Barriere Road from 2 to 3 lanes from Highway 23 to the pumping station. From that point south the Parish plans to improve an existing gravel road with a new 2-lane asphalt road that would intersect with the Peters Road extension.

6. NAS JRB New Orleans Back Gate Entrance

To assist in alleviating the traffic congestion along Hwy 23 in Belle Chasse, the Base is considering moving the main entrance to the facility from the Main Gate along Hwy 23 to the Back Gate, located along Barriere Road. This could allow a shift in traffic entering and exiting the Base, and could significantly reduce traffic congestion on Hwy 23 associated with shift changes at the Base.

7. NAS JRB New Orleans 2,000' Runway Extension

The Base is in the planning and analysis stage of a 2,000' runway extension for runway end 14. All land impacted by this extension is currently owned by the military, so minimal impacts to the surrounding communities are anticipated.

8. New Orleans Gulf Coast (NOGC) Railroad Relocation

Hwy 23 is a major thoroughfare within Plaquemines Parish and the Westbank of Jefferson Parish. Adding to the traffic congestion along this highway is 6.5 miles of NOGC Railroad track, with over 100 at-grade crossings. The Railroad has proposed the relocation of 13 miles of railroad track that run adjacent to Hwy 23, along the Mississippi River, and through downtown Gretna. In exchange for abandoning this existing mainline and right-of-way through heavily traveled or densely populated areas, they propose the construction of a new mainline track east of the Harvey Canal along the Peters Road industrial corridor.

If this relocation were to occur, it has also been proposed to locate a railroad switch yard south of the Base's Runway 14-32. Conceptual plans of this switch yard have received favorable responses from the Base because it is a compatible land use which provides a substantial buffer to any future

development south of the facility. It may also spur commercial or industrial development along the new route.

9. Gulf Intracoastal Waterway West Canal Closure

Currently under construction, the GIWW West Closure Complex will consist of a navigable floodgate, a pumping station, floodwalls, sluice gates and an earthen levee. The structure is located near the convergence of the Algiers and Harvey Canals southwest of the Base. The project will require the dredging of a portion of the Algiers Canal, as well as the realignment of Bayou Road in Plaquemines. A 225-foot navigable floodgate is being constructed to ensure safe navigation on the highly-trafficked GIWW and tie in to a pumping station and floodwall. When the gate is closed during a storm event, a 19,140 cubic feet per second (cfs) pump station will evacuate the rainwater pumped into the Harvey and Algiers Canals.

The GIWW West Closure Complex will reduce the impacts of storm surge for a large area of the West Bank. It will replace over 25 miles of levees, floodwalls, a floodgate, and pumping stations along the Harvey and Algiers Canals. The pump complex will be the largest of its type in the nation, and one of the largest in the world.

Local Government Land Use and Building Policies

The recommendations for land use compatibility detailed in the 2002 NAS JRB New Orleans AICUZ Update have not been fully adopted by Plaquemines and Jefferson Parishes. The parishes adopted the 1997 Southern Building Code to govern all new construction within the parishes, yet neither code addresses the specific conditions within an AICUZ study. Both Plaquemines and Jefferson Parrish adopted comprehensive zoning ordinances on October 22 and October 8, 1998, respectively.

Parish Comprehensive Plans

Jefferson Parish

The Jefferson Parish Council unanimously adopted the land use and transportation elements of Jefferson Parish's first-ever comprehensive plan in August 2003. With the support of the Parish's major business and civic groups, the Council adopted the Envision Jefferson 2020 Plan by ordinance, giving the Plan the authority of law.

The land use and transportation elements of this plan establish comprehensive growth strategies to guide future development and redevelopment and overcome past mistakes and incompatibilities. Based on a series of goals and objectives, the Envision Jefferson 2020 Plan sets forth

over two hundred policies that establish a framework to guide planning and development actions in Jefferson Parish over the next twenty years.

Plaquemines Parish

In 2010, Plaquemines Parish started the process of development of a parish-wide Comprehensive Master Plan. This plan is expected to outline the immediate and long-term needs of the Parish. The Plan will evaluate past and current trends and create the framework for future growth. It will analyze demographics and business development, and make recommendations for transportation infrastructure, land use policy, and many other important issues. The Comprehensive Master Plan for Plaquemines Parish is expected to be completed in June 2011.

Base Training and Operations

Training conducted at the NAS JRB New Orleans is largely contained within the perimeter of the Base. Military training operations such as indoor small-arms range training have not created conflicts with the surrounding community. Air training presents the one exception to this rule. Air operations, by their nature, extend off the Base and present the greatest conflict with the surrounding community through the potential for aircraft crashes and noise/vibration associated with aircraft arrivals, departures and training maneuvering. Units conducting air training courses include the Navy, Marines, U.S. Coast Guard and LAANG. These units will continue to have a need for air training into the foreseeable future.

The number of air operations at NAS JRB New Orleans are reported in the Air Traffic Activity Reports obtained from the Control Tower, shown in Figure 3-6. Most fixed wing operations are staged on Runway 04-22, whereas Runway 14-32 is used for mostly non-jet aircraft. Beyond the critical arrival/departure alignments, flight tracks traverse the region in all directions around NAS JRB New Orleans.

Figure 3-6: Annual Flight Operations

Total Annual Flight Operations (2003 – 2009)							
	Military			Civil			
Year	Navy/Marine	Other Military	Total Military	Air Carrier	General Aviation	Total Civil	TOTAL
2003	25,155	35,656	**60,811**	0	1,723	**1,723**	**62,534**
2004	20,652	28,831	**49,483**	9	853	**862**	**50,345**
2005	13,407	28,075	**41,482**	31	287	**318**	**41,800**
2006	8,900	15,702	**24,602**	4	71	**75**	**24,677**
2007	7,642	13,759	**21,401**	32	155	**187**	**21,588**
2008	5,347	10,108	**15,455**	70	37	**107**	**15,562**
2009	10,296	9,954	**20,250**	88	26	**114**	**20,364**

Base Land Holdings

Based on the NAS JRB New Orleans Real Estate Summary Map, the Base is comprised of 3,350.74 acres owned in fee with an additional 1541.53 acres in avigation easements, totaling 4,892.27 acres. Appendix E provides legal documentation of the land and easement holdings of the Base. Appendix F provides a sample document for future acquisitions of avigation easements.

To further assist in buffering impacts related to urban encroachment near the Base, Plaquemines Parish entered into a partnership with the Trust for Public Lands (TPL) to purchase a 165 acre tract of land north of the installation. TPL is a national, nonprofit, land conservation organization that conserves land for people, such as parks, community gardens, historic sites, rural lands, and other natural places.

The property purchased by the Parish and TPL is located off the end of runway 22. The land purchase helped create a conservation easement that prevents the development of the property into an incompatible land use.

The United States Government offers a variety of programs that can be used to fund open spaces and conservation land implementation. Appendix G provides some information on many of these programs.

4. Background of JLUS Process

Objectives

The primary objective of this JLUS is to promote compatible community growth between the base and the surrounding community, while supporting the military training and operational missions of the installation. JLUS programs have three core objectives:

- Understanding: Increase communication between the military, local jurisdictions, and stakeholders to promote an understanding of the strong economic and physical relationship between the installation and its neighbors.
- Collaboration: Promote collaborative planning between the military, local jurisdictions and stakeholders in order to safeguard the mission of the installation from future incompatible development.
- Actions: Develop and implement strategies for reducing the impacts of incompatible activities on the community and military operations. Devise tools to support compatibility of land use implementation in the future.

At minimum, the study will address the following topics:

- Impact on community of noise exposure and accident potential zones arising from aircraft operations,
- Current and future land uses that adversely impact air operations,
- Limitations on tall structures that interfere with flight operations,
- Measures to mitigate community impacts, and
- Local government approaches to implementation of land use policies and development controls to reduce impacts associated with air operations.

These objectives uphold the primary goal of achieving long-term compatibility between military operations and community growth.

Basic JLUS Process

The JLUS is completed in multiple phases that are built upon each other:

- Project Start/Initiation
- Data Collection
- Outreach and Communication
- Analysis and Mapping
- Analysis of Land Uses and Potential Conflicts with Military Missions
- Preparation of Recommendations

The products of this process include recommendation of strategies to address land use compatibility in the planning area, resolutions documenting decisions regarding accepted recommendations and implementation tools, a record of public participation opportunities and input, and the final report (this document) which provides the results of the study and next steps.

Participating Stakeholders

Two committees comprised of Parish, military, and other stakeholders guided the development of the JLUS: the Technical Committee and the Policy Committee.

- **Technical Committee:** This committee included representatives from the Plaquemines and Jefferson Parishes, the installation, and different agencies and the community. The technical committee met eleven (11) times during the development of the JLUS. This committee functioned in the following capacities during the development of the JLUS plan: provide review and recommendations on technical analyses completed by the project team, review suggestions and input for plan implementation strategies, offer input and coordination with other groups in the parishes including the local parish Comprehensive Planning effort in Plaquemines and local planning officials in both Jefferson and Plaquemines. This group also drafted resolutions for consideration by the Policy Committee. Minutes of these meetings are included in Appendix H.
- **Policy Committee:** This committee is responsible for leading the direction of the JLUS and monitoring the implementation and adoption of policies and strategies by local governments and others. The policy committee met three (3) times during the development of the JLUS. The individuals identified for participation on this body included those local and state officials who may provide

executive authority or funding for plan implementation. This committee provided a forum for final discussion and approval of recommendations arising from a combination of the technical analyses completed by the consultant team and the general review and discussions of the technical committee. Minutes of these meetings are included in Appendix H. Its decisions are documented in the various resolutions included in Appendix A.

Opportunities for Public Participation

Public involvement in the development of the JLUS was an important element of the project. Stakeholders provided input and guidance to the process by submitting comments to Policy and Technical Committees members, filling out online questionnaires using the interactive JLUS website, and attending public meetings.

Information about the project was made available through a project website, which was started by the project team after the initial series of technical committee meetings. This website (www.JLUSNewOrleans.com) contained announcements of all project meetings and activities, as well as background materials and general information about the base. Visitors used this resource as a means to download and review documents, examine project maps and provide comments. Other information on resources used for the JLUS process, including documentation provided through the Department of Defense and others were made available at this location. The website also included an online form that provided the opportunity for visitors to submit comments and feedback on the project.

The project sponsors conducted two project information meetings at the Belle Chasse Auditorium. The purpose of these meetings was to offer the public an opportunity to review the project recommendations and offer comments. Representatives of the project consultant team organized and ran the meetings which included a period of presentation, questions and answers as well as comment collection. Minutes of these meetings are included in Appendix H.

Typical JLUS Recommendations

The final JLUS report for the NAS JRB New Orleans provides stakeholders with the following information:

- A detailed land use assessment for areas surrounding the Base.
- A baseline of existing incompatible land uses around the installation.
- A plan to assist Plaquemines and Jefferson Parish with future development approvals and decision-making.
- Recommendations and strategies to promote compatible land use planning within a defined area around the NAS JRB New Orleans installation.

The recommendations of the JLUS are advisory in that they offer guidance to local planning and zoning efforts. Examples of JLUS recommendations include revisions to the communities' comprehensive plan and traditional land use and development controls, such as zoning, subdivision regulations, structural height restrictions, and promotion of planned unit development concepts. Additional actions seen in other areas may include amending local building codes to require increased sound attenuation in existing and new buildings, land exchanges, transfer of development rights, and real estate disclosure. Measures identified for implementation will be examined for their compatibility with local laws.

5. Technical Information

The JLUS is an important step in the ongoing coordination between the Navy and the local governments of Plaquemines and Jefferson Parishes to develop sound land use policies which allow the Base to strategically plan for future growth while maintaining the health, safety and quality of life of the surrounding community. Prior to this JLUS, an Air Installation Compatible Use Zones (AICUZ) Study for the NAS JRB New Orleans was conducted to identify and quantify aircraft noise zones, accident potential zones, and airport imaginary airspace surfaces.

2002 AICUZ Findings and Recommendations

The elements found to be of immediate or mid term interest to the mission of NAS JRB New Orleans include urban growth, noise, airspace restrictions, storm water management/flooding, and conflicting regulatory or political guidance. These areas if interest are highlighted below.

Urban Growth

- Recent residential developments of Springwood Subdivision (315 homes) and Barriere Road Subdivision (25 lots) north of the Base.
- Proposed roadway improvements of Peters Road and Barriere Road surrounding the Base.
- Expansion of Plaquemines Parish's wastewater treatment plant.
- Construction of new electricity transmission lines and substation from Peters Road to Oakville.

These projects may affect the Base directly (by proposing construction that is incompatible with existing AICUZ standards) or indirectly (by promoting greater accessibility of land adjacent to NAS JRB New Orleans).

Noise

Although the 2002 AICUZ Update indicates the ratio of complaints to the number of operations is relatively low, potential changes in aircraft type and/or operations in the future could increase the noise levels associated with these operations, and thus, increase impacts 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. Southern Seaplane is a privately owned airstrip located about one mile northeast of the Base. Current air operations at this facility do not pose a threat to

missions conducted by the military, although expansion of this facility should be considered a concern due to the uncertainty of aircraft types that could operate there.

Storm water Management / Flooding

Removal of storm water 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 storm water system can be inadequate to remove sufficient runoff and prevent flooding to facilities on the Base. 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. The Base should continue to educate the local government and the surrounding community about airfield operations and the Navy's efforts to mitigate noise impacts in the community.

Property Acquisition

To identify land use compatibility within the JLUS study area, noise contours and APZs (described below) were overlaid on existing land use map of Plaquemines and Jefferson Parishes. The existing land uses within the boundaries of the noise contours and APZs where identified and compared with the Land Use Compatibility Summary as well as the land use compatibility guidance presented in the AICUZ Program Procedures and Guidelines for Department of the Navy Air Installations, OPNAVINST 11010.36A, located in Appendix C. Exhibit 5-1 provides a summary of the extent (in acres) of compatible, conditionally compatible, or incompatible land uses within each of the 2002 AICUZ APZ's and noise contours.

Figure 5-1: Compatible Land Uses (in acres) Within the 2002 AICUZ Study Area

Land Use Compatibility	Clear Zone	APZ I	APZ II	65 DNL	70 DNL	>75 DNL
Compatible	118.4	559.1	1223.5	1032.5	135.0	108.8
Conditionally Compatible	N/A	181.4	851.1	2496.6	1527.0	906.2
Not Compatible	6.8	78.6	N/A	N/A	N/A	100.9

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 Base is 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. The AICUZ identified priorities for potential acquisition:

- Priority 1 - Acquisition of all property within the clear zones.
- Priority 2 - Acquisition of land within the APZ's, whether in fee or by restrictive easement.
- 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.

AICUZ Maps

Noise generated by aircraft activity, accident potential, and flight patterns are crucial factors in ascertaining compatible development in the area surrounding the NAS JRB New Orleans. The AICUZ study provides maps with these identifying variables in the area of the Base. These maps form the basis for identifying the Military Influence Planning District and determining compatible land uses near the base.

Aircraft Noise Zones

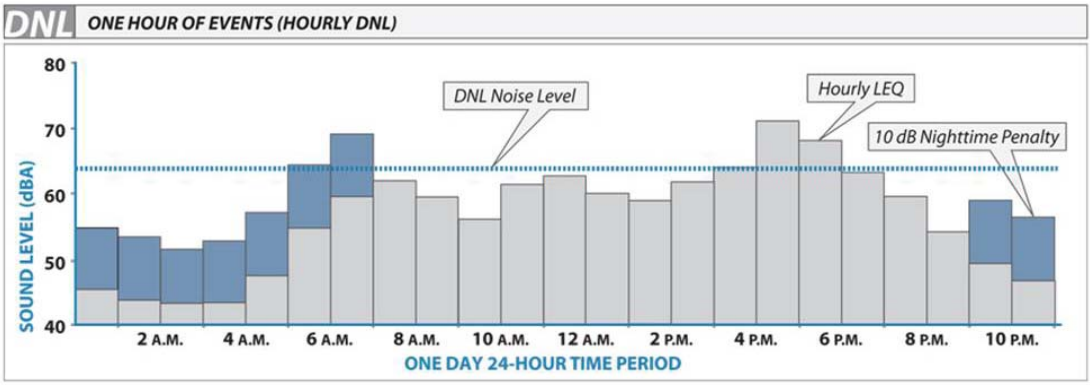
Selection of a noise methodology is keyed to its intended use. In noise studies, the calculations of aircraft noise levels are used for the following basic purposes:

- To describe the adverse effects of aircraft noise. Methodologies which provide noise contours best fit these requirements because the contours define the geographical dimensions of impacted areas.
- To permit comparison of alternative noise abatement actions. The primary aim of a noise study is to reduce aircraft noise impacts and to prevent new adverse situations from developing.
- The measure should be capable of assessing the accumulated effect of all aircraft noise perceived at a location over a specific period of time.
- The measure should be comparable with degrees of human response such as annoyance, speech interference, and hearing loss.
- The measure should be closely related to measures used for noise from other sources such as ground transportation.

The Day-Night Average Sound Level (DNL) was used to assess aircraft noise exposure at NAS JRB New Orleans. DNL is consistent with existing measurement technologies and meets the above-defined criteria for an appropriate measurement.

DNL is a method used to describe the existing and predicted cumulative noise exposure that affects communities in airport environs. DNL values are expressed in dBA and represent the noise level over a 24-hour period. The DNL values are then used to estimate the effects of specific noise levels on existing and planned land use. With DNL, for each hour during the nighttime period (10:00 p.m. to 7:00 a.m.), the average sound levels are increased by a 10-decibel weighting penalty before the 24-hour average is computed. As shown in Exhibit 5-2, the weighting penalty accounts for the more intrusive nature of sound levels at night.

Exhibit 5-2: Day-Night Average Noise Level



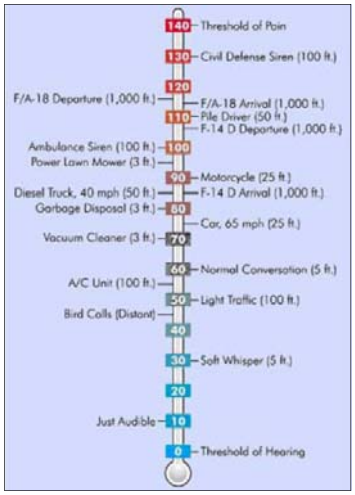
DNL has been widely accepted as the best available method to describe aircraft noise exposure and is the noise descriptor required for use in aircraft noise exposure analysis and noise compatibility planning. DNL is expressed as an average noise level on the basis of annual aircraft operations.

Noise Contours

DNL noise levels are depicted by a series of contour lines connecting points of equal noise exposure and superimposed on a map of the airport and its environs. These levels are calculated for designated points on the ground from the weighted summation of the effects of all aircraft operations. Some operations are far enough away from the location that their effect is minimal, while other operations may dominate noise exposure.

DNL mapping is used as a tool to assist in land use compatibility planning around the Base. A line drawn on a map by a computer does not imply that a particular noise condition exists on one side of the line and not on the other. Exhibit 5-3 shows some common noise thresholds.

Exhibit 5-3: DNL of Common Noises



DNL contours can be used to: 1) highlight an existing or potential aircraft noise problem that requires attention; 2) assist in the preparation of noise compatibility programs; and 3) provide guidance in the development of land use controls, such as zoning ordinances, subdivision regulations, and building codes. They are not, however, absolutes which reflect every conceivable operation condition. They represent typical conditions for planning purposes.

Aircraft Noise Analysis

A computer model was used to determine noise produced by aircraft operations at NAS JRB New Orleans. The use of a computerized over flight noise prediction model was necessary because noise impacts are generally more closely correlated with prevailing long-term noise conditions than with occasional events and seasonal fluctuations. To attempt to measure prevailing noise levels directly would require months of measurements at numerous noise monitoring sites, which is an impractical and potentially a less accurate method. This study used noise contours generated for the 2002 Addendum to the Air Installations Compatible Use Zones Report, using the FAA's Integrated Noise Model (INM) software. This noise prediction software is the officially recognized software for noise analysis.

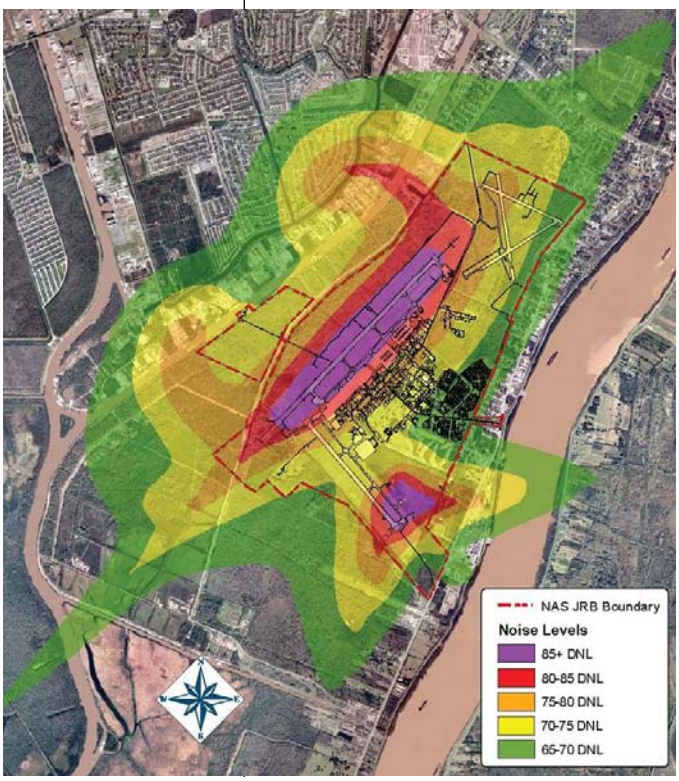


Exhibit 5-4: NAS JRB New Orleans Noise Contours

The computer model, using an annually averaged 24-hour period at an airport, accounts for each aircraft flight along flight tracks defined as straight or curved segments. These flight tracks are linked with tables in the INM program's database relating to the noise, velocity, distance, and engine thrust for each distinct aircraft type selected.

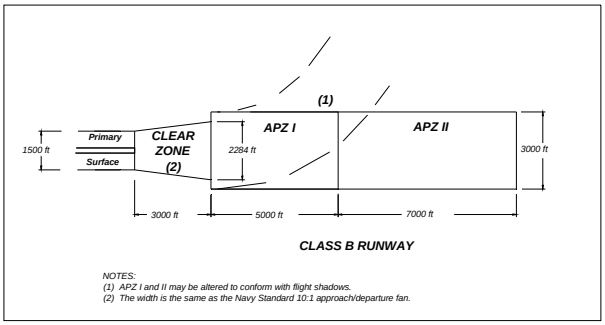
The model constructs each flight track on an irregular grid at ground level around the airport. From each grid point, it computes the shortest distance to each flight track and records the associated noise exposure level for the specific aircraft type and engine thrust level used at that point along the flight track. The individual aircraft noise exposures are then summed for each grid location. As shown in Exhibit 5-4, the cumulative values of noise exposure at each grid location are then used to interpolate equal noise exposure contours for the pre-selected Day-Night equivalent sound level (DNL) values.

The equivalent sound level is the level of steady sound that, in a given period of time, would contain the same noise energy as the time-varying sound level sensed by an individual. The concept of the equivalent sound level is that the same amount of noise occurs from a sound having a high level for a short period of time, as a lower level for a long period of time, assuming the same amount of energy is involved. For example, a sound of 70 dB(A) for 100 seconds has the same A-weighted sound energy as one of 50 dB(A) for 10,000 seconds. Most sounds vary irregularly in level from moment to moment, and the DNL metric provides a continual level for comparison.

Accident Potential Zones

Potential for aircraft accidents is based on the risk associated with accidents in proximity to where military aircraft take off and land. The military categorizes this risk into three areas, or Accident Potential Zones (APZ). As shown in Exhibit 5-5, the most risk is in the Clear Zone, a trapezoidal shape 3,000 ft. long located immediately beyond the runway. The area with the second highest potential for aircraft accidents is called the Accident Potential Zone I (or APZ I) and is located 5,000 ft. beyond the Clear Zone. Extending 7,000 ft. beyond APZ I, the Accident Potential Zone II (or APZ II) poses the least risk of aircraft accidents, but still has a measurably higher risk than areas not within an APZ or clear zone. Exhibit 5-6 depicts the geometry of the three APZ's related to the NAS JRB New Orleans installation.

Exhibit 5-5: Accident Potential Zones Dimensions



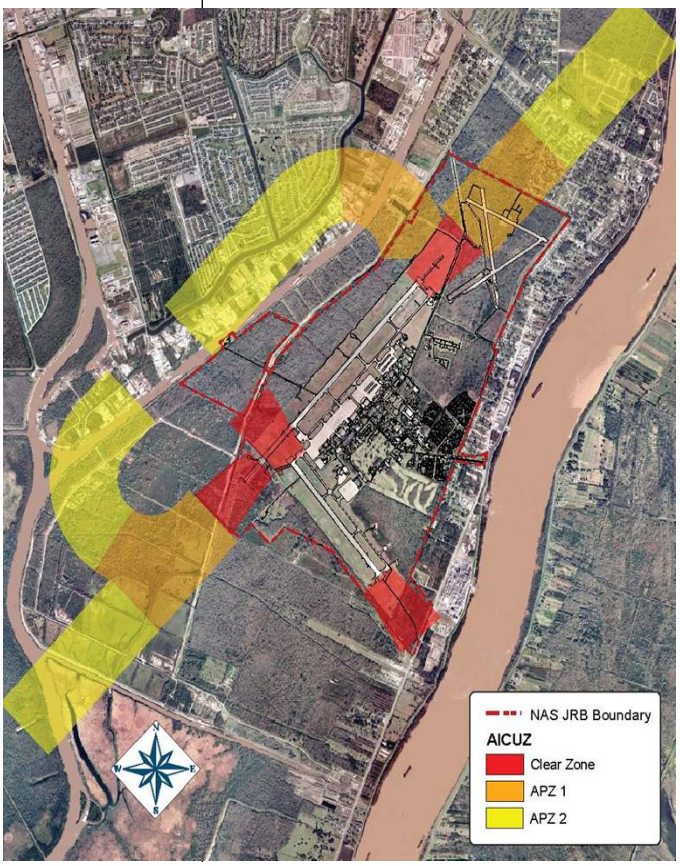


Exhibit 5-6: NAS JRB New Orleans Accident Potential Zones

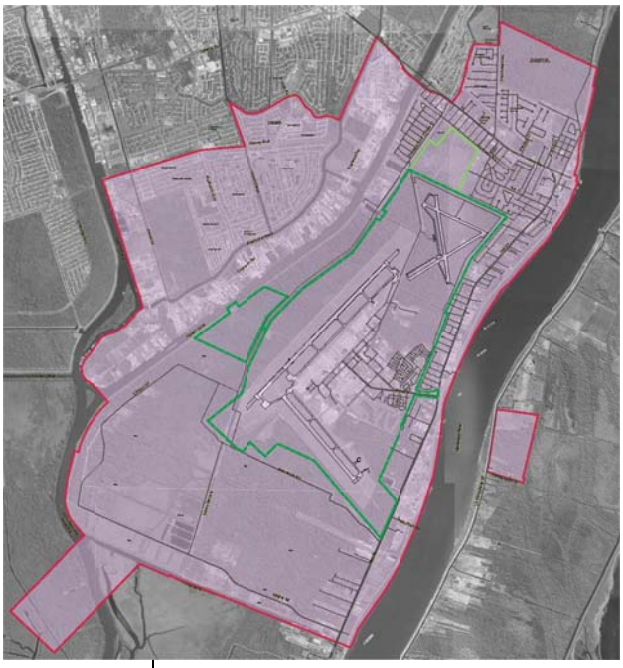
6. JLUS Process and Recommendations

Military Influence Planning District

The objective of this study is to carefully and intelligently guide compatible land use decisions at the local level. In order to establish the extent of this study area, a Military Influence Planning District (MIPD) has been established. The MIPD is the geographic area defined by the participating jurisdictions and provides the context for formulating and implementing study recommendations, as shown in Exhibit 6-1. The MIPD includes all developed and undeveloped areas within both parishes generally bounded by the following streets/geographic features:

- West: Harvey Canal/Harvey Boulevard Corridor
- North: Woodland Highway Corridor
- East: Mississippi River
- South: Hero Canal

Exhibit 6-1: Military Influence Planning District (MIPD)
Jefferson and Plaquemines Parishes



For the purposes of this study, the MIPD is comprised of those areas in the region affected by military operations as indicated by the Day-Night Average Noise Level (DNL) contours and Accident Potential Zones (APZ) established in the NAS JRB New Orleans' Air Installation Compatibility Use Zone (AICUZ) study. The AICUZ Study and its recommendations are further explained in Section 5 of this study.

A resolution of adoption of the MIPD study area was presented and approved by the JLUS Policy Committee on April 26, 2010. The resolution and attachments can be found in Appendix A, Resolution 1.

Military Influence Areas (MIA)

The MIPD was divided into 24 Military Influence Areas (MIA) based on geographic boundaries, parcel boundaries, or on the nature of development within an area. Each MIA is further subdivided into sub-MIAs based on noise levels as indicated by DNL contour (65-70, 70-75, 75-80, 80-85 and 85+) and accident potential as indicated by APZ (Clear Zone, APZ I and APZ II). These sub-MIAs account for each combination of DNL contour

and APZ within each MIA. As directed by the Navy and JLUS Policy Committee, the noise contours and APZ's generated as part as the 2002 AICUZ Study are the overlays used for planning purposes in this JLUS planning effort.

For example, MIA 6 as shown in Exhibit 6-12 is subdivided into three sub-MIAs: 6a (no DNL or APZ influence), 6b (no DNL influence, & APZ 2 impacts) and 6c (65-70 DNL & APZ 2 impacts). The sub-MIAs are the geographic basis for ascertaining compatible land use within the MIPD. In other words, land use compatibility in the MIPD is determined based on the noise level and accident potential experienced in each sub-MIA. Additional examples of the subdivision of Sub-MIAs are shown in Exhibit 6-3 and 6-4.

Appendix B provides maps of all vacant Sub-MIAs, including suggested land use compatibility within each Sub-MIA based on OPNAVINST 11010 36.B and LBCS land use models.

Exhibit 6-2: MIA 6 Sub-Areas

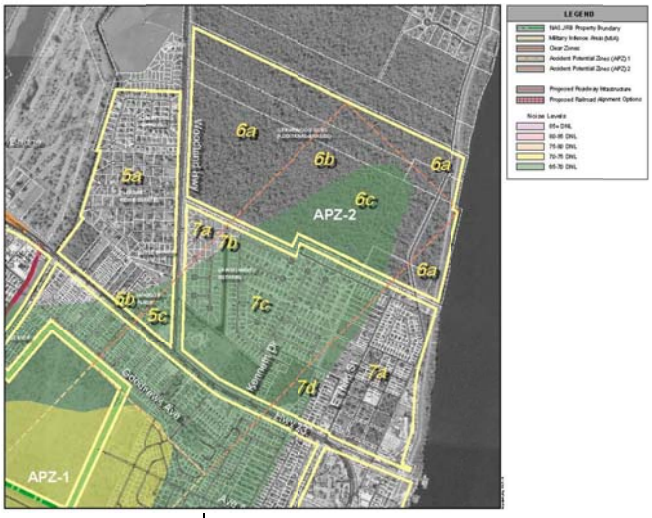


Exhibit 6-3: MIA 8 and 9 Sub-Areas

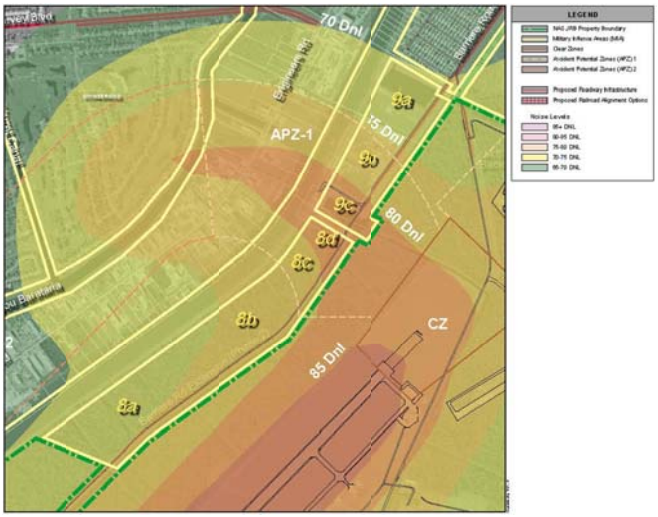
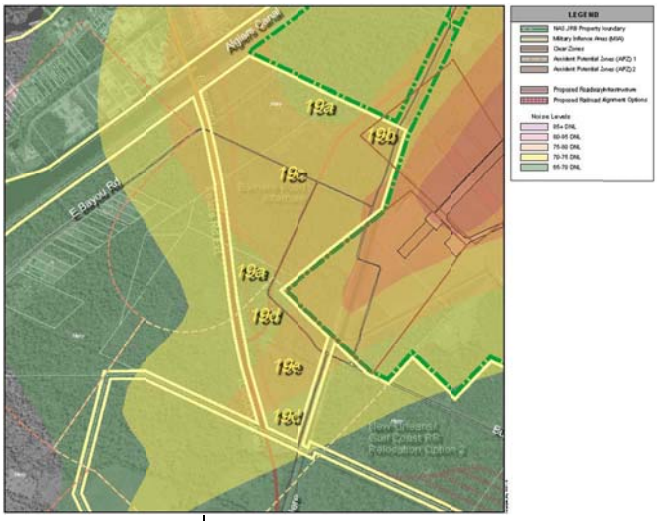


Exhibit 6-4: MIA 19 Sub-Areas



Airport Imaginary Airspace Surfaces

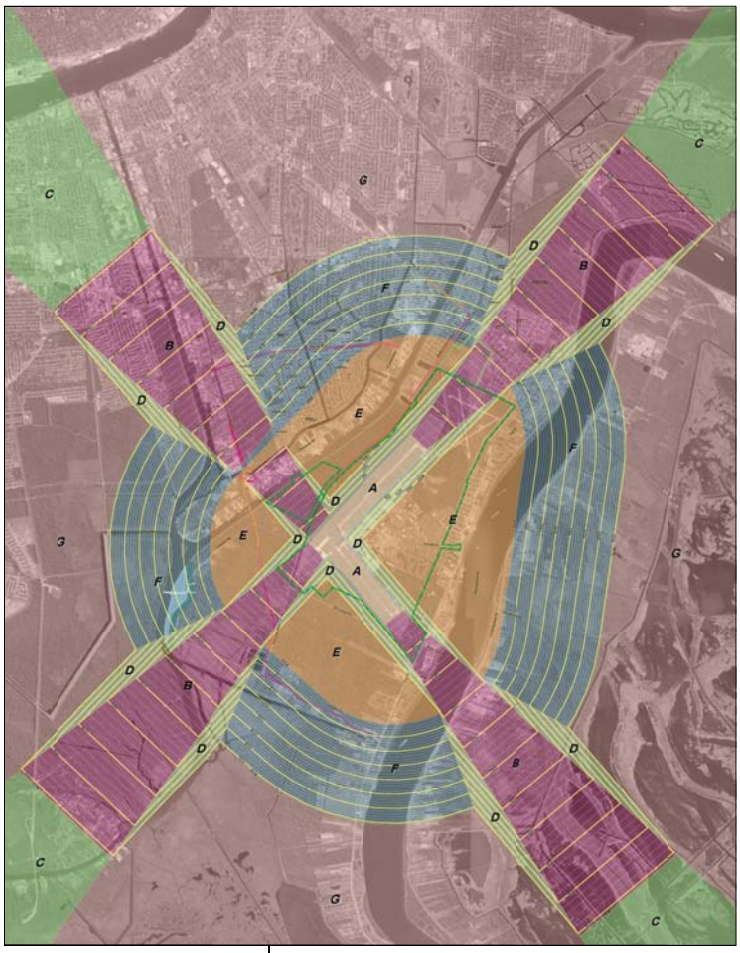
Airport imaginary airspace surfaces are imaginary planes and transition surfaces which define the required airspace that must remain free of obstructions to ensure safe flight approaches, departures, and as shown in Exhibit 6-6: . Obstructions may include natural terrain, as well as man-made features such as buildings, towers, or poles as shown in Exhibit 6-5. Vertical obstructions are created by buildings, trees, structures, or other features that may encroach into the navigable airspace used by military operations (aircraft approach, departure, and military training routes). These encroachments present a safety hazard to both the public and military personnel, and can potentially impact military readiness.
The FAA requires that all proponents planning to erect or alter a structure which penetrates the height of these surfaces must submit a FAA Form 7460-1, commonly referred to as an airspace study. The FAA will issue either a "Notice of No Objection" or a "Notice of Presumed Hazard" for each studied object.

Exhibit 6-5: Vertical Obstructions

Exhibit 6-6: Imaginary Airspace Surfaces

A resolution of adoption of the Airport Imaginary Airspace Surfaces was presented and approved by the JLUS Policy Committee on April 26, 2010. The resolution and attachments can be found in Appendix A, Resolution 2. The resolution states that the Imaginary Surfaces will be used by the Jefferson and Plaquemines Parishes Planning offices as part of their checklist review of local building permits and to confirm that developers have filed the required airspace studies (FAA form 7460-1) and received a favorable determination. The map shown in Exhibit 6-7 depicts the configuration and height of the specific imaginary surfaces surrounding the NAS JRB New Orleans installation.

Exhibit 6-7: NAS JRB New Orleans Imaginary Airspace Surfaces



Proposed Infrastructure Conflicts

Several proposed infrastructure improvements outlined in Section 3 pose significant threats to the NAS JRB New Orleans if not monitored closely. Analysis of an overlay of the imaginary airspace surfaces in the vicinity of the proposed bridge structures over the Intracoastal Waterway indicates that the areas are within the inner horizontal surface, with restriction of construction at an elevation of 150 feet in height or above. Any construction approaching that height could affect aircraft operations of training patterns at the Base.

The Peters Road extension and Barriere Road improvements increase accessibility to vacant property south and west of the Base that was previously undeveloped. South of runway End 04, the majority of vacant land is zoned agricultural, with a small percentage of properties along Walker Road and Bayou Road zoned single family residential. Within Jefferson and Plaquemines Parishes there are about 420 acres of vacant land that fall within APZ I, and an additional 347 acres within APZ II. These properties are exposed to a range of noise levels varying from 65 DNL to 80 DNL.

West of Runway 04-22 is a vacant tract of land along Barriere Road of approximately 170 acres, with 28 acres falling within APZ II. The property is currently zoned agricultural, but the proposed improvements associated with Barriere Road will provide unprecedented access to potential waterfront property along the Intracoastal Waterway. The property is exposed to a range of noise levels varying from 65 DNL to 80 DNL, but discussion of commercial or residential development have occurred.

A resolution of adoption of further study of the Barriere Road Alignment and the potential impacts it may have on Base plans for a runway extension was presented and approved by the JLUS Policy Committee on April 26, 2010. The resolution and attachments can be found in Appendix A, Resolution 3.

MIPD Overlay Zoning District

An overlay zoning district is defined by the area surrounding a military installation that is influenced by military operations. The purpose of this district is to allow the local governing body to establish special land use

regulations, standards, or procedures within these areas with unique land use, site planning, building design, or environmental resource issues.

A resolution of adoption to establish a Military Influence Planning District (MIPD) Overlay Zoning District was presented and approved by the JLUS Policy Committee on August 18, 2010, which can be found in Appendix A, Resolution 6. The formulation of this district at the Parish level gives the base and environs their own land use district which the parishes could use as a basis for moving ahead with recommendations and implementation action items sooner, rather waiting for completion of the comprehensive plan development process. These could be used as an area to define specific zoning and regulations for activities around the base.

Except as modified by the MIPD Overlay Zoning District, the provisions of the applicable base zoning district shall apply to all development within the boundary of the designated area. If regulations conflict, the applicable MIPD Overlay Zoning District regulations shall prevail.

Statement of Understanding (SoU) between NAS JRB and Plaquemines and Jefferson Parishes

The purpose of a Statement of Understanding (SoU) is to establish a formal framework between the Parishes and base as a means to maintain the dialogue which started in the JLUS process. This document presented information from the current JLUS effort, as well as studies of the AICUZ which came before this process.

A resolution of adoption of the Statement of Understanding (SoU) between the NAS JRB and Plaquemines and Jefferson Parishes, presented and approved by the JLUS Policy Committee on August 24, 2010. The SoU states that the Navy and the Parishes will engage in a continuing dialogue with respect to land use surrounding the military installation, and with respect to any new or evolving regulations and instructions concerning said land use. The resolution and attachments can be found in Appendix A, Resolution 7.

Bi-Parish Land Use Advisory Board

The purpose of the Bi-Parish Land Use Advisory Board shall be to develop, implement, and/or monitor policies, programs and projects within the Military Influence Planning District (MIPD) Overlay Zoning District to prevent urban encroachment; protect public health, safety and welfare; and safeguard the military mission. The Board members should strive to

promote compatible development while maintaining the current and future missions of the Base. The Board would collaborate on land use planning and re-zoning developments within each Parish, as well as to facilitate discussion, debate, and dialogue concerning these issues.

The Bi-Parish Land Use Advisory Board will consist of representatives from Jefferson and Plaquemines Parish Government, members of the Parishes Plans and Permits Departments and Zoning Departments, as well as representatives of NAS JRB New Orleans. The Board will have oversight responsibilities to ensure the intent and spirit of the Joint Land Use Study is complied with and that meetings are scheduled on a semi-annual basis or as needed.

A resolution of adoption for the creation of a Bi-Parish Land Use Advisory Board was presented and approved by the JLUS Policy Committee on August 18, 2010. The resolution and attachments can be found in Appendix A, Resolution 8.

Land Use Compatibility

Land-Based Classification Standard - Function Dimension

Land-Based Classification Standards (LBCS) provide a consistent model for classifying land uses based on their characteristics. The model extends the notion of classifying land uses by refining traditional categories into multiple dimensions, such as activities, functions, building types, site development characteristics, and ownership constraints. Each dimension has its own set of categories and subcategories for classifying land uses. Both Plaquemines and Jefferson Parishes classify land uses based on their LBCS function dimension.

Function refers to the economic function or type of establishment which can use the land. Every land use can be characterized by the type of establishment it serves. Land use terms, such as agricultural, commercial, and industrial, relate to establishments. The type of economic function served by the land use gets classified in this dimension; it is independent of actual activity on the land. Establishments can have a variety of activities on their premises, yet serve a single function. For example, two parcels are in the same functional category if they serve the same establishment, even if one is an office building and the other is a factory.

Below are the general classifications of LBCS functions by LBCS code (1000-Level).

LBCS - 1000-Level Function Codes

1000 - Residence or Accommodation

2000 - General Sales or Services

3000 - Manufacturing and Wholesale Trade

4000 - Transportation, Communication, Information and Utilities

5000 - Arts, Entertainment and Recreation

6000 - Education, Public Administration, Health Care and other Institutions

7000 - Construction-related Businesses

8000 - Mining and Extraction Establishments

9000 - Agricultural, Forestry, Fishing and Hunting

Land Use Compatibility Definitions

Land use compatibility is defined for each LBCS function classification by both DNL contours (65-70, 70-75, 75-80, 80-85 and 85+) and APZs (Clear Zone, APZ I and APZ II). The future compatible lands uses within the boundaries of the noise contours and APZs were identified and matched with the land use compatibility guidance presented in the AICUZ Program Procedures and Guidelines for Department of the Navy Air Installations, OPNAVINST 11010.36A.

As shown in Tables 6-1 and 6-2, each land use classification is determined to be compatible (green), conditionally compatible (yellow), or incompatible (red) within each DNL or APZ, based on Navy guidance.

Table 6-1: Noise Levels and Suggested Land Use Compatibility

Noise Levels					
Land-Based Classification - Function		65-69 DNL	70-74 DNL	75-79 DNL	80-85 DNL
1000 - Residence or Accommodation	Noise abatement measures recommended for 65-69				
2000 - General Sales or Service	Noise abatement requirements (NLR 25-35)				
3000 - Manufacturing and Wholesale Trade	Noise abatement requirements for portion of structure receiving public				
4000 - Transportation, Communication, Information and Utilities	Noise abatement requirements for Communication (e.g. broadcasting, telecommunications) 70-79; not permitted 80 or above				
5000 - Arts, Entertainment and Recreation	Noise abatement requirements for museums, auditoriums, water recreation (NLR 25-35); outdoor concert halls or stadiums not permitted; public assembly not permitted above DNL 70				
6000 - Education, Public Administration, Health Care and other Institutions	Noise abatement requirements (NLR 25-35) required for schools, hospitals, churches and government buildings DNL 65-74				
7000 - Construction-related Businesses	Noise abatement requirements for structures only				
8000 - Mining and Extraction Establishments	All Uses				
9000 - Agricultural, Forestry, Fishing and Hunting	Livestock and breeding operations not permitted DNL 75+				

Compatible

Conditionally Compatible

Incompatible

Table 6-2: Accident Potential Zones and Suggested Land Use Compatibility

Accident Potential Zones				
Land-Base Classification - Function	**Notes**	**APZ-2**	**APZ-1**	**Clear Zone**
1000 - Residence or Accommodation	Maximum density 1-2 units per acre			
2000 - General Sales or Service	Maximum FAR standards			
3000 - Manufacturing and Wholesale Trade	Maximum FAR standards			
4000 - Transportation, Communication, Information and Utilities	excludes waste disposal (4340) from APZ 2			
5000 - Arts, Entertainment and Recreation	Recreational activities with FAR requirements permitted in APZ 1 and APZ 2			
6000 - Education, Public Administration, Health Care and other Institutions	Cemeteries allowed in APZ 1 and APZ 2; some government buildings allowed in APZ 2 with FAR restrictions			
7000 - Construction-related Businesses	FAR of 0.11 in APZ 1; FAR of 0.22 in APZ 2			
8000 - Mining and Extraction Establishments	FAR of 0.28 in APZ 1; FAR of 0.56 in APZ 2; no activity which produces smoke, glare, or involves explosions			
9000 - Agricultural, Forestry, Fishing and Hunting	Only Agriculture permitted in Clear Zone; FAR of 0.28 in APZ 1; FAR of 0.56 in APZ 2; no activity which produces smoke, glare, or involves explosions			

Compatible

Conditionally Compatible

Incompatible

Methodology for Establishing Land Use Compatibility within the MIPD

The land use compatibility guidelines outlined in OPNAVINST 11010.36A and shown in Tables 6-1 and 6-2 form the basis of ascertaining land use compatibility within the MIPD. The land use compatibility definitions are applied to each sub-MIA according to its location within the DNL and APZ. If the compatibility definitions are different between the DNL and APZ for a given sub-MIA, the more restrictive (lesser compatible) definition is used as the ultimate compatibility rating. By aggregating the land use compatibility determined for all sub-MIAs, land use compatibility is established within each MIA and the entire MIPD.

Developed and Undeveloped MIAs

Within the MIPD, there are 5079.53 acres of developed land and 4944.62 acres of undeveloped land. The Technical Committee chose to make establishing land use compatibility of undeveloped areas within the MIPD the primary focus since these are the areas in which Jefferson and Plaquemines Parishes can regulate future development and implement appropriate land use measures. As a result of this decision, thirteen MIAs encompassing the undeveloped areas were chosen for detailed study and analysis: MIAs 1, 6, 8, 9, 16, 17, 18, 19, 20, 21, 22, 23, and 24. Table 6-3 details land use compatibility within each vacant MIA.

Table 6-3: Suggested Land Use Compatibility

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
1a	Y	Y	Y	Y	Y	Y	Y	Y	Y
1b	Y[1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
1c	Y	Y	Y	Y	Y	Y	Y	Y	Y
1d	Y[1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
1e	Y[1]: Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
6a	Y	Y	Y	Y	Y	Y	Y	Y	Y
6b	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry

Table 6-3: Suggested Land Use Compatibility

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
6c	Y[1]; Maximum density 1-2 dwelling units per acre; housing services for elderly; hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
8a	N[1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
8b	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
8c	N	Y[3] NLR of 30	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Passenger terminals and above-ground transmission lines not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports, recreation and parks compatible with low intensity facilities; no tot lots or public gathering areas, max FAR 0.22, NLR of 30; all other functions not compatible	N	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 30 for residential buildings related to agriculture and forestry
8d	N	N	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Passenger terminals, above-ground transmission lines and communication not compatible; NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	N	N	N	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	N

Table 6-3: Suggested Land Use Compatibility

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
9a	N[1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
9b	N	Y[3] NLR of 30	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing, products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Passenger terminals and above-ground transmission lines not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports, recreation and parks compatible with low intensity facilities; no tot lots or public gathering areas, max FAR 0.22, NLR of 30; all other functions not compatible	N	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 30 for residential buildings related to agriculture and forestry
9c	N	N	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing, products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Passenger terminals, above-ground transmission lines and communication not compatible; NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	N	N	N	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	N
16a	Y	Y	Y	Y	Y	Y	Y	Y	Y
16b	Y[1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y

Table 6-3: Suggested Land Use Compatibility

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
17a	N[1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
17b	Y[1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
17c	Y	Y	Y	Y	Y	Y	Y	Y	Y
18a	N	N	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Manufacturing professional, scientific, instruments, photographic equipment, optical goods, watches and clocks not compatible	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); communication not compatible; some projects may not be noise sensitive and development is compatible	N	N	N	Y	N
18b	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
18c	N[1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry

Table 6-3: Suggested Land Use Compatibility

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
18d	Y[1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
18e	N	N	N	N	N	N	N	N	Not compatible with agriculture support functions, animal production or slaughter, forestry or logging, fishing, hunting, trapping or game preserves
18f	N	Y[1]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, max FAR 0.22 and NLR of 25-30; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives, not compatible with feedlots or intensive animal husbandry
18g	Y	Y	Y	Y	Y	Y	Y	Y	Y
19a	N[1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
19b	N	N	N	N	N	N	N	N	Not compatible with agriculture support functions, animal production or slaughter, (forestry or logging, fishing, hunting, trapping or game preserves; no structures compatible
19c	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry

Table 6-3: Suggested Land Use Compatibility

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
19d	N	Y[1] NLR of 25	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); all other manufacturing not compatible	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas; FAR 0.22 and NLR of 25-30; all other functions not compatible	N	FAR 0.11; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry
19e	N	Y[1] NLR of 30	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies; noise sensitive areas)	Passenger terminals and above-ground transmission lines not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, max FAR 0.22, NLR of 30; all other functions not compatible	N	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 30 for residential buildings related to agriculture and forestry
20a	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
20b	N	Y[2] NLR of 30	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and, R 0.56 and NLR of 30; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 and NLR of 30 for public administration, government functions and public safety	Max FAR 0.22; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 30 for residential buildings related to agriculture and forestry

Table 6-3: Suggested Land Use Compatibility

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
20c	N [1] If constructed, recommended maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2] NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	NLR of 25 in areas where public is received (e.g. office areas, lobbies; noise-sensitive areas)	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety; NLR of 25-30	Max FAR 0.22; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry
20d	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies; noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies; noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies; noise-sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
20e	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
20f	N	Y[1] NLR of 25	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); all other manufacturing not compatible	NLR of 25 in areas where public is received (e.g. office areas, lobbies; noise-sensitive areas); Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, FAR 0.22 and NLR of 25-30; all other functions not compatible	N	FAR 0.11; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry

Table 6-3: Suggested Land Use Compatibility

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
20g	N	Y[1]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas max FAR 0.22 and NLR of 25-30; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
20h	Y[1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
20j	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
20k	Y	Y	Y	Y	Y	Y	Y	Y	Y
20m	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
20n	Y[1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry

Table 6-3: Suggested Land Use Compatibility

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
21a	N	Y[1] NLR of 25	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); all other manufacturing not compatible	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, FAR 0.22 and NLR of 25-30; all other functions not compatible	N	FAR 0.11; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry
21b	N [1] constricted recommended maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[1] NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety; NLR of 25-30	Max FAR 0.22; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry
21c	N	Y[1]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
21d	Y[1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[1]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry

Table 6-3: Suggested Land Use Compatibility

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
21c	Y[1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
21f	Y	Y	Y	Y	Y	Y	Y	Y	Y
22a	Y	Y	Y	Y	Y	Y	Y	Y	Y
22b	Maximum density 1-2 dwelling units per acre; housing services for elderly; hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
22c	Y[1]: Maximum density 1-2 dwelling units per acre; housing services for elderly; hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
23a	Y	Y	Y	Y	Y	Y	Y	Y	Y
24a	Y	Y	Y	Y	Y	Y	Y	Y	Y
24b	Y[1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y

Table 6-3: Suggested Land Use Compatibility

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
24c	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
24d	Y[1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, motels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry

[1] Strongly discouraged; where community determines these uses must be allowed, NLR 25-30 should be incorporated for structures and addd site planning measures should be adopted to mitigate noise in outdoor areas; NLR of 35 for transient housing in DNL 75-79

[2] Maximum density recommendations:

FAR 0.22 for shopping centers/other retail;

FAR 0.28 for retail apparel and accessories, home furnishings and home equipment;

FAR 0.24 for grocery stores;

FAR of 0.14 in APZ I and FAR 0.28 in APZ II for automotive, marine, aircraft and accessories retail trade

Retail trade of building materials, hardware, and farm equipment compatible in >80 DNL with NLR of 35 in areas receiving public

[3] Retail trade of building materials, hardware, farm equipment, automotive, marine craft, aircraft, and accessories compatible in APZ I with FAR of 0.14; Repair services compatible in APZ I with FAR of 0.11; all other retail not compatible

Definitions:

DNL - Day-Night Average Sound Level - A 24-hour average of noise exposure, measured in decibels, established by the Federal Aviation Administration

APZ - Accident Potential Zone - Areas with measurable potential for aircraft accidents following flight patterns; APZ I has a higher risk for aircraft

Clear Zone - A trapezoidal area located immediately after a runway and extended outward along a centerline; area has the highest potential risk for aircraft

FAR - Floor-Area Ratio - A measurement of the built environment (structures) compared to overall area (Total square footage of structure/total square

NLR - Noise Level Reduction - A measurement of numerical difference, measured in decibels, between interior noise level and exterior noise level

Land Use Compatibility Analysis

Several tables and matrices have been developed to describe land use compatibility and land uses appropriate to each of the sub-MIAs within the undeveloped MIAs. These charts and matrices are located in Appendix C, but a description of each is provided below.

The MIA Land Use Compatibility Summary and Description (Appendix C, Section A)

The Military Influence Areas (MIAs) Land Use Compatibility Summary and Description classifies each LBCS 1000-level function as compatible, conditionally compatible, or not compatible within each MIA based upon the 100-level LBCS classifications. The conditions for compatible use are also described in detail.

The MIA Land Use Compatibility Methodology (Appendix C, Section B)

The MIA Land Use Compatibility Methodology defines which land uses are compatible for each MIA based on the OPNAVINST 11010.36B, and the LBCS Function Code. This methodology was approved at the Technical Committee Meeting dated July 14, 2010. Each MIA is broken down into sub-areas based on variations in AICUZ and DNL. Each sub-area is provided with three rows: the AICUZ field, the DNL field, and the Compatibility field. The AICUZ field reflects the compatible land uses within the specified AICUZ (Accident Potential Zone 1, Accident Potential Zone 2 or Clear Zone). The DNL field reflects the compatible land uses within the specified DNL range (65-69, 70-74, 75-79 and 80-84). The Compatibility field combines the AICUZ and DNL fields, using the more stringent land use where applicable. The compatible land uses for the AICUZ and DNL are provided in MIA Land Use Compatibility with LBCS Function Dimension (100-level Summary Detail).

The Glossary - MIA Land Use Compatibility with LBCS 100-Level Function Dimension Summary Detail (Appendix C, Section C)

The Glossary - MIA Land Use Compatibility with LBCS Function Dimension (100-level Summary Detail) is a description of land use compatibility for each 1000-level LBCS Function Dimension, incorporating 100-level Function subcategories. Because the OPNAVINST 11010.36B and the parishes use disparate land use classifications (SLUCM and LBCS Function, respectively), the glossary converts SLUCM to LBCS Function. This provides a common definition of land use classifications for JLUS and the parishes.

The Glossary - MIA Land Use Compatibility with LBCS 100 Level Function Dimension (Appendix C, Section D)

The Glossary - MIA Land Use Compatibility with LBCS 100-Level Function Dimension provides a detailed land use compatibility classification within the varying AICUZ and DNL zones for each LBCS 100-level sub-category.

7. Implementation Tools

The JLUS serves as a guide to future actions and decisions made by local and parish governments, NAS JRB New Orleans, state and federal agencies, as well as other stakeholder groups identified within the project area. Some of the strategies and tools identified in the implementation plan will require additional efforts and public review and input prior to implementation. Others build upon current practices and lines of communication between these groups. This will assure all that those decisions made which have an influence on community livability or base operations include the appropriate reviews and considerations. Several factors were taken into consideration when developing the implementation tools for this JLUS. These factors include:

- Review and analysis of existing and potential land use trends relative to the potential for incompatibility;
- Review of existing regulatory and non-regulatory tools and strategies;
- Identification of common practices found in other JLUS communities which have worked well to address concerns of incompatibility and maintain open communication between all parties;
- Input from the project's Technical and Policy Committee, as well as the Public.

Methodology

The process of developing the implementation plan stretched over several meetings of the project Technical Committee. For many of its regular meetings, the JLUS Technical Committee discussed a variety of methods for implementation of the JLUS plan. The project team took this input and used it, along with a review of similar JLUS studies completed elsewhere to identify a variety of measures which support the main objective of the JLUS. These measures, presented to the group for input and review, covered a range of options to use in directing local actions toward the JLUS. It was quickly determined that no one strategy fits all, and hence this plan offers a series of items or "tools" which offer opportunity for a collaborative approach. Thus, the plan defines opportunities or roles for implementation to the many key stakeholders and the community, and local governments.

A resolution of adoption of the JLUS Implementation Tools, which is a list of compatibility tools that can be used as possible encroachment reduction strategies, was presented and approved by the JLUS Policy Committee on

August 18, 2010. These tools establish clear mechanisms for information exchange among residents, local governments, and the military, as well as identify possible approaches to reduce the effects of NAS JRB New Orleans activities on surrounding communities. The resolution can be found in Appendix A, Resolution 5. A detailed summary of all available tools, including definition and responsible party, can be found in Appendix D.

Components of the implementation strategy were grouped into four categories, based upon the discussion comments coming from the JLUS Technical Committee.

Planning

Recognizing that each jurisdiction has adopted its own local planning or is in the process of developing the same, the JLUS can serve as a policy guide in making local planning decisions.

Advantages include allowing these tools to incorporate specific needs of the Base as an early input to the plan development process. Local master or comprehensive plans, which include land use, serve as the foundation of local zoning ordinances.

Disadvantages include the potential for inputs to be misunderstood or minimized due to a lack of clear understanding of the subject. Generally, a high level of responsibility for these elements fall to parish governments and community stakeholders to shepherd through defined processes.

Regulatory

In accordance with state enabling legislation, certain provisions of the JLUS should be incorporated into local land use regulatory process (zoning), pending the input and review of key stakeholders and approval by appropriate local officials.

Advantages include a clear definition of all permitted activities, uses and measures.

Disadvantages include the potential for key elements to be subject of waiver through local decision making and approval processes. Generally, high levels of responsibility for these elements fall to parish governments, NAS JRB Base and Community Stakeholders.

Compensatory

In some instances, strategies to address compatibility issues require an acceptance of the JLUS as a means to identify appropriate and equitable compensatory measures.

Advantages include provision of direct compensation to property owners for impacts to development rights or existing developed areas.

Disadvantages include the need for identification of a source of review to finance such acquisitions.

Generally, high levels of responsibility for these elements fall to parish governments, property owners and NAS JRB Base.

Neutral Ground

Borrowing from local parlance, this term applies to those common-sense steps identified by the Technical and Policy Committees which should be taken regardless of which implementation tools are used locally to implement the JLUS.

Advantages include maintenance of an open line of communication between all parties.

Disadvantages include the need for all parties to maintain such communication on as a part of all decision-making, which may be in conflict with some current practices. Generally, high levels of responsibility for these elements fall to all key participants in plan implementation.

It is anticipated that as the JLUS is implemented, there should be regular review and evaluation of these elements to determine the appropriate time to add or remove elements from the plan.

Responsible Agents

Those with a stake in plan implementation included many of the groups participating in the development of the JLUS. These groups, as shown in Table 7.1, have been categorized below:

- **Commanding Officer (CO), NAS JRB New Orleans** - includes the current commander, the Community Planning Liaison Officer and others as deemed appropriate;
- **Parish Governments** (Plaquemines and Jefferson Parishes) - includes those representing the Parish (President and Council) and appropriate departments (planning, economic development, public works, utilities, inspection) and others as deemed appropriate;
- **Community Stakeholders** - includes all individual members of the public as well as those organized into community and civic organizations;
- **Governmental Agencies and Others** - includes all government entities which might have a role in land use and transportation planning, transportation implementation and capital improvements

planning and implementation in the area (Regional Planning Commission, State Planning Office or Equivalent, Office of Economic Development, State of Louisiana);

- **Federal Government Entities** - includes all federal agencies which may have a role in providing oversight guidance, standards of evaluation or potential project implementation funding, including the Department of Defense, Federal Aviation Administration and others as deemed appropriate.

Organization

To help organize the JLUS implementation plan's recommendations, the individual strategies and actions have been broken into several functional topic areas. These topic areas represent a range of general actions which may be taken in order to implement the strategies found within each of the categories defined previously. Each tool within these categories has been defined as part of the implementation strategy table (see Table 7-1).

Communications/Information

Maintaining open and enhanced communications between NAS JRB New Orleans, local jurisdictions, state and federal governments, landowners and the public is an integral component for the plan's success. These relationships take advantage of existing mechanisms used currently that allows all parties to remain up to date on local development trends and Base military operations and activity levels.

Coordination/Organization

Continuation of a core group of committed stakeholders, who meet regularly to discuss ongoing issues and development trends around the Base was viewed as the key to the JLUS' long-term success. This group would meet regularly to discuss items of note as well as monitor JLUS implementation. This group could also be a forum used for maintaining the regular communication identified as part of the previous category, with the public and community groups.

Planning and Public Policy

This category covers all elements used by local government to monitor and regulate land use decisions and implementation. Establishing a link between current ongoing planning efforts, the outcome of the JLUS process and community are viewed as critical steps to developing a land use policy (i.e. zoning or overlay zone) which evenly protect all interests.

Real Estate Measures/Acquisition

Maintaining individual property rights to develop in accordance with local laws, rights and privileges is a key component of the JLUS process. However, there are instances when the need for providing compatibility in land use requires sharing information, as well as targeted property acquisition. As simple planning tools, all or some of the elements identified in the table can be used, based upon what is appropriate for the local condition or need.

Purchase of land is one tool available for use in addressing incompatibility. These types of tools usually involve market transactions, with terms of compensation established based upon an identified value. Purchases could include a fee simple purchase (direct purchase from a land owner at a negotiated term of compensation); lease or leaseback (purchase of right to develop for a defined term, with property owner retaining ownership of parcel) or management agreement (specified plan under which landowner or land trust will manage long-term development on the land).

Easements are also a tool available for use to address incompatibility. Easements are a non-possessory right to use land owned by another party. These limitations made on the property are typically voluntary, and made as a result of negotiations with the property owner. Two common forms of easement are the *Avigation* Easement (which grants the holder one or more rights including the right to flight; cause noise, dust, vibration and other elements related to aircraft operations; restrict certain lights and electromagnetic fields; bird-attracting land uses; maintain an unobstructed air space) and the *Conservation* Easement (protection of a buffer or natural resource, such as open space) or the agricultural value of land by keeping it in its natural state).

Sound Attenuation

Using construction standards or building codes allows local government to control design, materials, alteration and occupancy of any structure to ensure human safety and welfare. These standards could include measures taken to reduce the amount of noise that penetrates windows, doors or walls of the building. Measures taken would be in response to the levels of noise encountered.

Infrastructure

Infrastructure or Capital Improvements are those investment decisions made by local government. Decisions made by local governments to extend or improve local infrastructure (roads, sewer, water, drainage) have an impact on development pressures within a given area. Timing of local

capital improvements, in connection with an identified land use strategy, can help assure all parties of a reduction in future incompatibility of development in key areas around the NAS JRB New Orleans base.

Memorandum of Understanding (MOU)

This represents a contract between two or more government entities. The participants can use this to establish an appropriate framework for all actions taken within a specific area as well as a formal framework for coordination and cooperation. These agreements may also assign specific responsibilities for all of the agreement's participants.

Statutory Lighting Requirements

This represents specific actions to address proliferation of lights and lit objects within the runway approaches of the NAS JRB Base. Of concern is the potential for negative impact on visibility created by some types of outdoor advertising and site specific signage and lighting.

Air Operations/Training

There are measures the Base can take to minimize the potential adverse impact of flight operations on developed areas outside areas of existing easements. These measures, as defined by Base Command, will help to address impacts of noise on sensitive land uses (i.e. residential development).

Table 7.1: JLUS Implementation Tools

Topic Area	Tool	Definition	PRO	CON	Implementation Responsibility	NO	Category
Communications/Information	Improve communications through updated web sites	Provide JLUS information and any other relevant AICUZ or related land use/ noise conflict information website. Update information on a regular basis	Information is readily accessible 24/7	None apparent	Local Governments (in cooperation with DoD)	1	Neutral Ground
	Request FAA briefing (not a study) on application of FAR Part 150 to uses in JLUS study area	FAA Part 150 may have noise impact mitigation and other measures applicable. Request FAA to provide briefing in potential applications	Provides consistent information source on program to the general community	Some in the community may not choose to take advantage of this information	FAA and Local Governments	2	Neutral Ground
	Strengthen public education regarding safety and noise restrictions in Airport Noise Ordinances	Education public on existing AICUZ policy which recognizes noise, safety, height, land use and other restrictions around military airfields	----------	----------		3	DISCARD BOX
	Update educational materials explaining noise, AICUZ, and real estate disclosure	New brochures (with AICUZ maps) discussing specifics of noise contours, AICUZ, and NAVY operations	Provides consistent information source on program	Information very technical - needs to be as non-technical as possible	Navy (in cooperation with Local Governments)	4	Neutral Ground
	Enhanced use of Community Planning Liaison Officer	To provide information on relevant civilian programs, projects, planning, and services from DOD's perspective	Provides a single point of contact between Base and local community	None apparent	Navy (in cooperation with DoD and Local Governments)	5	Neutral Ground
Coordination /Organization	Create JLUS Regional Coordinating Committee to include the military facilities and local governments	Multi-stakeholder committee with will continue dialogue and monitoring of JLUS recommendations and future land use impacts	Continues work toward consensus on critical issues and items	May not have complete stakeholder participation	Local Governments, DoD, RPC, Navy	6	Neutral Ground

Topic Area	Tool	Definition	PRO	CON	Implementation Responsibility	NO	Category
Planning and Public Policy	Revise Future Land Use Plan / Zoning Districts and Rezoning Process	Incorporate appropriate planning concepts with regard to minimizing inappropriate land uses with regard to the continuing mission of NAS/JRB	Builds implementation tools rooted in consensus which have "teeth"	Open to waiver and revision through implementation process	Local Governments	7	Regulatory
	Adoption of Airport Environs Ordinances that establishes an overlay district: Military Airport Zone	Serve as overlay districts, within which growth management policies and regulatory techniques shall guide land use activities and construction	Builds implementation tools rooted in consensus which have "teeth"	Open to waiver and revision through implementation process	Local Governments (with assistance from FAA)	8	Regulatory
	Create a Master Land Development Plan and Design Guidelines	Establish a comprehensive vision for all local governments within the Noise Zones and APZ/CZ zones that can be shared by the local, regional, state, private and public sector stakeholders	Identifies optimum implementation method(s), serves as a guide to local decisions	May not be translated into measures which have "teeth"	Local Governments (in cooperation with community, DoD, Navy)	9	Planning
	Create a Noise Mitigation Plan	Developed through the leadership and effort of all local governments in the Noise Zones and APZ/CZ zones	Identifies all appropriate measures taken to address and mitigate noise issues	Could result in actions which could be viewed as disruptive to neighborhoods	Local Governments, FAA, DoD and other funding sources	10	Planning
	Enforce development restrictions on existing easements	Enforce development restrictions on existing easements to ensure AICUZ compatible development around airfield	Prevents incompatible land uses from being found in sensitive areas	Choosing not to follow the restrictions could result in an incompatible land use pattern around a base	Navy (in cooperation with Local Governments)	11	Neutral Ground
	Seek DOD input on school siting boards/ decisions	Consult DOD on school siting decisions to review future school sitings	----------	----------		12	DISCARD BOX
	Appearance Overlay Zone Within Commercial Areas	Identify standards of design for site design elements such as freestanding signs, lights, monopoles, landscape, in commercial areas around and within runway approaches	Minimizes opportunity to create potential obstructions/glare issues	May not be favored by all developers or waved through action of local government	Local Governments (in cooperation with DoD)	32	Regulatory
	Use as a tool within local Planning Departments	Provide information and training to local building and planning officials on how to use the JLUS recommendations	Provide consistent message on purpose and outcomes of JLUS	Might this be viewed as an unfunded responsibility?	Local Governments	33	Planning
	Coordination with Local Planning Initiatives (Comprehensive Plan)	Provide information and recommendations to local comprehensive efforts as technical input	Provide broad public information and input on the JLUS process and outcome	Presents opportunity for uninformed to reverse critical JLUS decisions	Local Governments (with assistance from Community, Navy and DoD)	34	Planning

Topic Area	Tool	Definition	PRO	CON	Implementation Responsibility	NO	Category
Real Estate Measures	Early Disclosure	Disclosure of structure's location within AICUZ noise zones and/or within APZs at the initial advertisement of property (e.g., multiple listing service database). Ensure early disclosure is being followed and educate agents of proper language/timing	Provide for informed decision-making prior to making a purchase	Concerns that information reduces desirability of some developed areas for purchase	Local government, LA Real Estate Commission, Realtors Associations	13	Neutral Ground
Acquisition	Create an Avigation Easement Program	Provide guidance for new development within the AICUZ footprint	Increased protection from incompatible development	Might be timely/costly to negotiate based upon the number of property owners involved	Navy (with assistance from DoD and Local Government)	14	Compensatory
	Pursue purchase of impacted properties in the CZ, APZ I, and APZ II	Reduction of inappropriate land uses through voluntary acquisition of properties, funded by the state or federal government	Protects the health, safety, welfare of community and its future residents	Funding sources not readily apparent for implementation	Local Governments, FAA, DoD and other funding sources	15	Compensatory
	Land Banking	A system in which an entity, such as the local governing body, acquires a substantial amount of land available for future development. Land banking differs from permanent acquisition in that it places the land in a temporary holding status to be turned over for development at a future date.	Allows for more control of future development, reducing incompatibility	May remove some desirable areas from immediate development	Local Governments (with assistance from Navy and DoD)	16	Compensatory
	Pursue funding for DOD Conservation Land Purchase	Partnerships with local, state, and non-profit conservation entities to acquire land around military installations to prevent further encroachment and preserve open space	Eliminates incompatible land uses	Establishes need for long-term maintenance of open spaces	Navy, DoD, Local Governments, partners and/or entities	17	Compensatory
	Create a Conservation Easement Program (Transfer of Development Rights)	Purchase right to maintain areas which are natural, open space or available for agricultural in their current state - owner retains to property and right to use property in accordance with the easement.	Eliminates incompatible land uses; donation of easement might be tax deductable	Funding sources for purchase of easement required	Navy, DoD, Local Governments, partners and/or entities	18	Compensatory
	Source of Implementation Funds	Identify a funding source to finance acquisition of property or easements (General fund, grants, Special Use tax, TIF District, other, etc.)	Utilizing a variety of funding sources helps minimize direct cost to local government	Some funding sources require approval of local voters/residents prior to use	Navy, DoD, Local Governments, RPC, partners and/or entities	35	Compensatory
Sound Attenuation	Implement noise attenuation requirements for certain non-residential structures	Require noise attenuation for certain non-residential noise-sensitive structures (churches, office buildings, hospitals, etc.)	Provide additional noise protection	Totally voluntary, there is no regulatory means to assure participation or cover cost	Local Governments, State Legislature, DoD	19	Regulatory
	Strengthen building codes	Modify existing state building codes to meet identified Noise Reduction Levels (NRLs)	Provide for an assured level of noise protection as part of all new construction/major renovations	Requires approval of state legislature to enact	Local Governments, State Legislature, DoD	20	Regulatory

	Sound Attenuation Program	Common practices already incorporated into most new construction. Becomes voluntary program in the 65+ DNL areas to sound insulate older homes, with the cost paid for by homeowners	Most newer construction will comply, some voluntary measures may qualify for energy tax credits	May not be cost efficient to update/upgrade all structures	Local Governments (in cooperation with Home Builders Association, Navy and DoD)	21	Regulatory
	Ensure building code enforcement	Ensure contracted builders are following increased standards in noise contours	Provide for an assured level of noise protection as part of all new construction/major renovations	Might require additional resources including funding/staffing/training to address	Local Governments and Building Associations	22	Neutral Ground
	Building Code Research & Development	Promote research and development on new methods of sound attenuation through construction and building materials	----------	----------		23	DISCARD BOX
	Strengthen building codes of schools in noise contours	Improve sound attenuation of school structures based on applications by other governments	----------	----------		24	DISCARD BOX
Infrastructure	Transportation Plan	Improve surface transportation access to NAS/JRB from surrounding communities and from highway system	----------	----------		25	DISCARD BOX
	Storm Water Drainage Assessment (Low Impact Development (LID) Strategy)	Reduce the volume of runoff to the base and decentralize flows	Allows base to maintain and manage their own stormwater needs within their campus	None apparent	Local Governments, developers and property owners	29	Planning
MOU	Establish a mutually beneficial process that will ensure timely and consistent communication	Maintain formal process for development and rezoning matters pending around NAS/JRB base	Allows base and community to continue working together to address mutual needs	None apparent	Local Governments and Navy	26	Neutral Ground
Security	Regional Security Guidelines	Developed to reduce or eliminate terrorist attacks upon targeted buildings or sites at NAS/JRB	----------	----------		27	DISCARD BOX
Statuatory Lighting Requirements	Review and adopt new regulations regarding the installation and use of outdoor lighting within a 5-mile radius of NAS/JRB	Prohibits the use of a type of outdoor lighting that is incompatible with the effective use of observatory (tower) or military installation	Removes this obstruction from base runway operations within critical areas, allows for continued operations	None apparent	Local Governments, State Legislature, DoD, RPC	28	Regulatory
Air Operations /Training	Flight Ops modifications	Implement/continue all flight operations modifications feasible to reduce air operations to minimum feasible to support missions over developed areas	Minimize noise intrusion in sensitive areas, allows for education of the public on base mission and operations	None apparent	Navy	30	Planning

Category Legend:

Planning = Use JLUS as a policy guide in making local planning decisions
Regulatory= Incorporate JLUS into the local regulatory process
Compensatory= Accept JLUS as a means to identify compensatory measures
Neutral Ground= those common-sense steps which should be taken regardless of which implementation tools are used locally to implement the JLUS
Discard Box= Great ideas or suggestions deemed not appropriate to our planning process at this time - this does not necessarily rule out these items being considered again in the future

Technical Appendix

Appendix A **Committee Resolutions**

- Resolution 1 Military Influence Planning District (MIPD)
- Resolution 2 Air Hazard Zoning Ordinance
- Resolution 3 Barriere Road Alignment Study
- Resolution 4 JLUS Compatibility Land Use Matrix
- Resolution 5 JLUS Implementation Tools
- Resolution 6 MIPD Overlay Zoning District
- Resolution 7 Statement of Understanding
- Resolution 8 Bi-Parish Land Use Advisory Board

Appendix B **Military Influence Area (MIA) Compatibility Maps**

Appendix C **Land Use Compatibility Summary**

Appendix D **JLUS Implementation Tools**

Appendix E **Existing Avigation Easement Documents**

Appendix F **Sample Avigation Easement Template**

Appendix G **Federal Funding Sources**

Appendix H **Meeting Minutes**

Appendix A
Committee Resolutions

On the motion of Mr. David Pavlovich, seconded by Dr. Stuart Guey, the following Resolution was proposed:

RESOLUTION

A resolution defining the Military Influence Planning District (MIPD), or study area, defined by the jurisdiction(s) conducting the Joint Land Use Study in consultation with the military and participants serving on the JLUS Policy Committee. Generally, it includes the areas surrounding the military installation that are influenced by military operations. In this context, it is referred to here as the "Military Influence Planning District" (MIPD) that can ring a base or range, providing the impetus and the context leading to the formulation of amendments to a local comprehensive/general plan and implementing zoning ordinances.

WHEREAS, on February 12, 2010, the Plaquemines Parish Government executed a Professional Services Agreement with GCR & Associates, Inc. to conduct a Joint Land Use Study (JLUS) for the Naval Air Station Joint Reserve Base New Orleans, Belle Chasse, Louisiana.

WHEREAS, on February 19, 2010, a JLUS Policy Committee was created to review policy issues and final endorsement of the completed report and recommendations made by the JLUS Technical Committee.

WHEREAS, on April 21, 2010, a JLUS Policy Committee met and approved the boundaries of the Military Influence Planning District (MIPD) as shown in a map titled "Military Influence Planning Districts (MIPD) & Military Influence Areas (MIA)", dated April 21, 2010.

NOW THEREFORE BE IT RESOLVED, by the JLUS Policy Committee, that the Parishes of Jefferson and Plaquemines review and adopt the boundaries of the Military Influence Planning District (MIPD) for the continued study of compatible land uses surrounding the Naval Air Station Joint Reserve Base New Orleans, Belle Chasse, Louisiana.

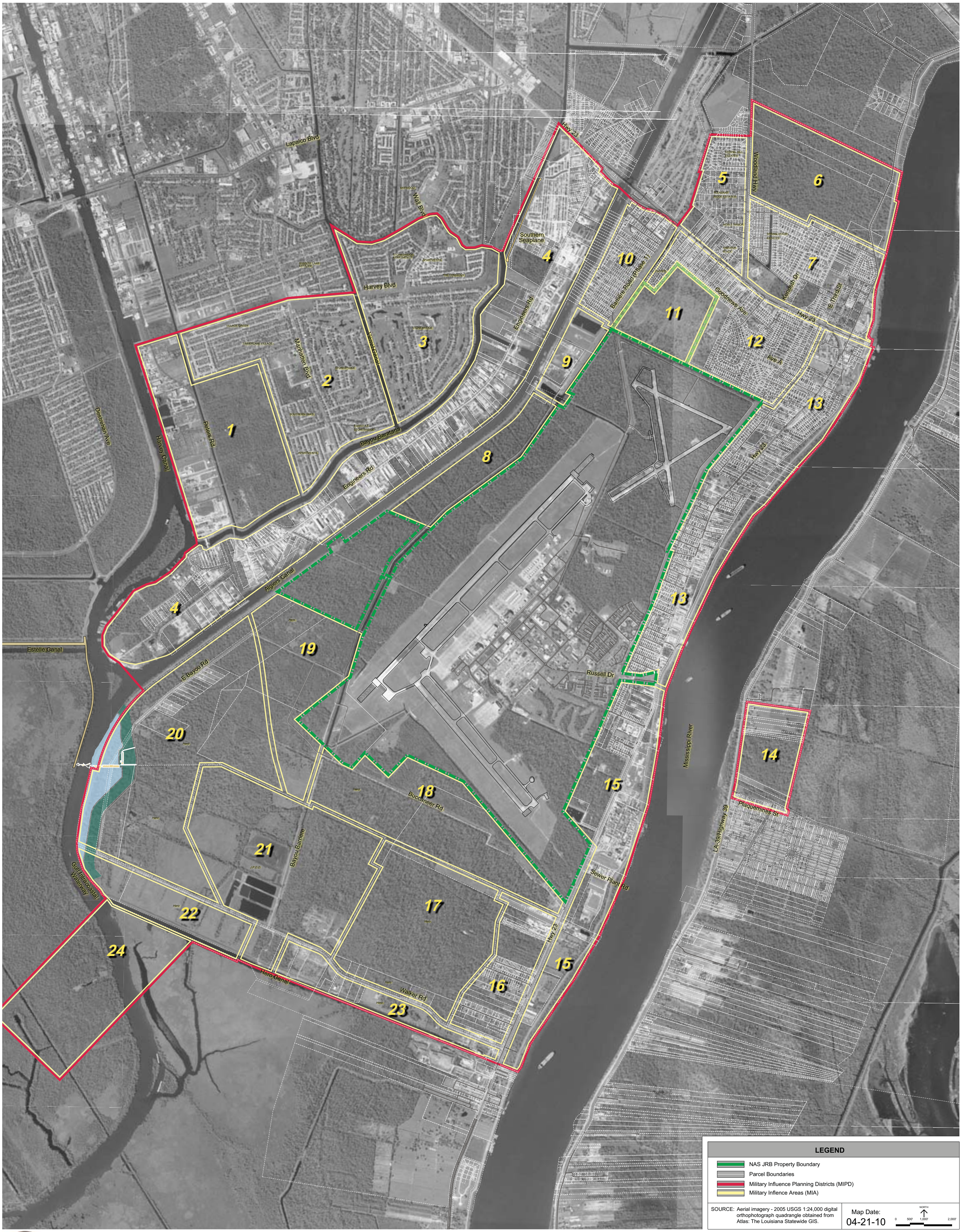
The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Mr. David Pavlovich, Mr. Walter Brooks, Mr. Billy Nungesser, Mr. Paul Sawyer, CAPT. Bill Snyder, Mr. Keith Hinkley, Dr. Stuart Guey Jr., Mr. Jim Juneau, Mr. Wes Kungel

NAYS:

ABSENT:

Motion carried. This resolution was declared adopted the 26th day of April, 2010.



JOINT LAND USE STUDY
NAS JRB New Orleans
Belle Chasse, Louisiana

MILITARY INFLUENCE PLANNING DISTRICTS (MIPD) & MILITARY INFLUENCE AREAS (MIA)
JEFFERSON AND PLAQUEMINES PARISH

www.gcr1.com
Problem? Solved.
2021 Lakeshore Drive, Suite 500
UNO Research & Technology Park
Advanced Technology Center
New Orleans, LA 70122
504-304-2500 / FAX 504-304-2525

On the motion of Mr. David Pavlovich, seconded by Dr. Stuart Guey, the following Resolution was proposed:

RESOLUTION

WHEREAS, Title 14 of the Code of Federal Regulations (CFR), Federal Aviation Regulations (FAR) Part 77 defines imaginary airspace surfaces surrounding civilian and military airports in the United States. These imaginary surfaces are designed to promote air safety and the efficient use of navigable airspace.

WHEREAS, the "Airport Imaginary Airspace Surfaces" map for the NAS JRB New Orleans dated April 21, 2010 depicts the configuration and height of the specific imaginary surfaces surrounding the NAS JBB New Orleans facility.

WHEREAS, the Federal Aviation Administration (FAA) requires that all proponents proposing to erect or alter a structure which penetrates the height of these imaginary surfaces must submit a "FAA Form 7460-1, Notice of Proposed Construction or Alteration".

WHEREAS, the FAA conducts a technical analysis of each structure identified on the submitted FAA 7460-1 forms. This analysis establishes the potential impacts which may result to navigable airspace at any surrounding public use and military landing facilities. At the completion of the analysis, the FAA will either issue either a "Notice of No Objection" or a "Notice of Presumed Hazard". The "Notice of No Objection" means that the proposed structure or alteration does not impact the safety of navigable airspace, and the "Notice of Presumed Hazard" indicates that the proposed structure or alteration creates a hazard to navigable airspace, and must be revised or eliminated.

THEREFORE, the Technical Committee recommends that the building permit process for Plaquemines and Jefferson Parishes be revised to require evidence of "Notice of No Objection" from the FAA related to each structure or alteration which penetrates the "Airport Imaginary Airspace Surfaces" map for NAS JRB, dated April 21, 2010.

If the FAA issues a "Notice of Presumed Hazard" or the building permit applicant cannot generate evidence "Notice of No Objection", the Parish should not approve the building permit.

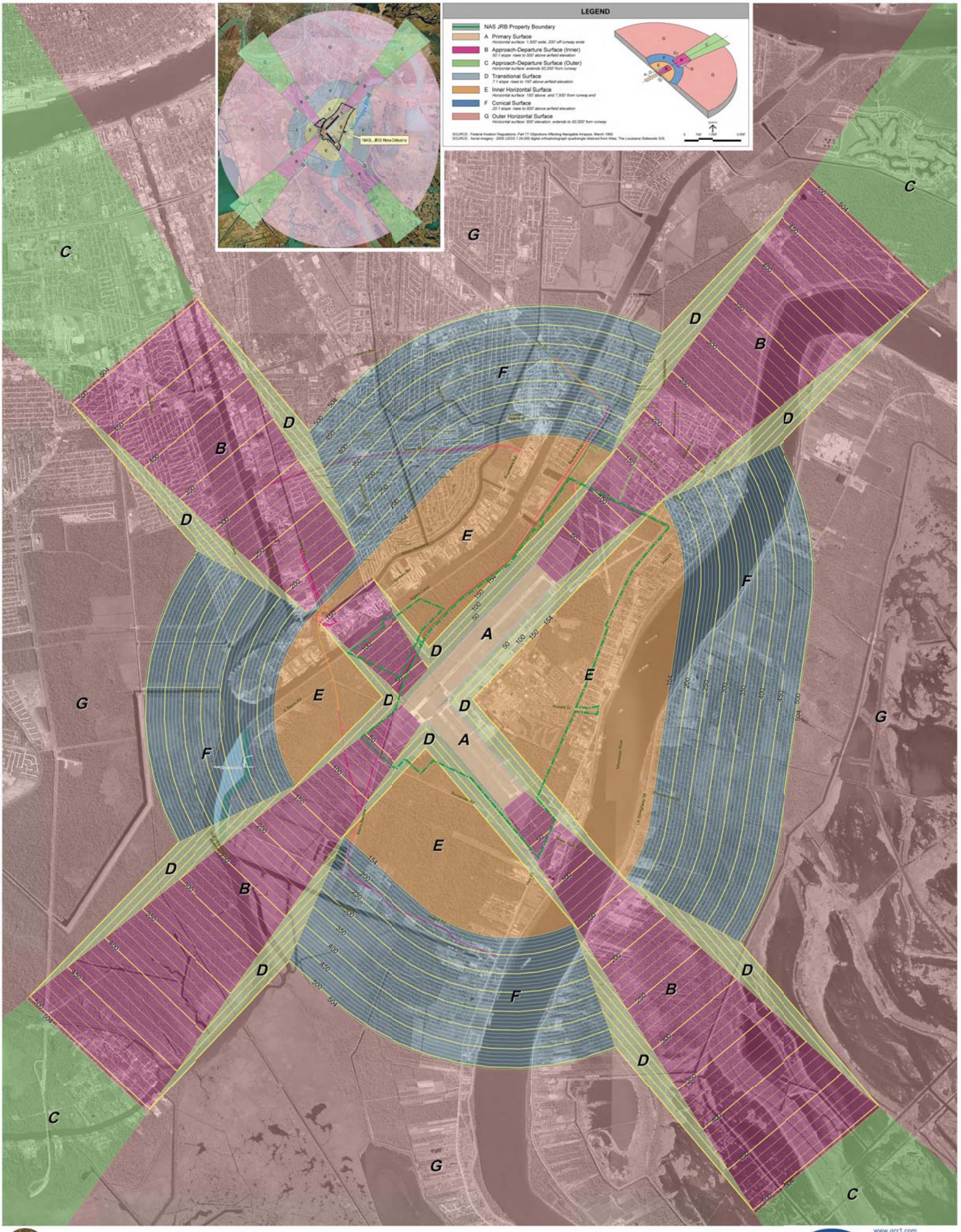
The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Mr. David Pavlovich, Mr. Walter Brooks, Mr. Billy Nungesser, Mr. Paul Sawyer, CAPT. Bill Snyder, Mr. Keith Hinkley, Dr. Stuart Guey Jr., Mr. Jim Juneau, Mr. Wes Kungel

NAYS:

ABSENT:

Motion carried. This resolution was declared adopted the 26th day of April, 2010.



JOINT LAND USE STUDY
NAS JRB New Orleans
Belle Chasse, Louisiana

AIRPORT IMAGINARY AIRSPACE SURFACES

Map Date: April 21, 2010

gcr
Problem? Solved.
www.gcr1.com
504-304-2500 / FAX 504-304-2525
2021 Lakeshore Drive, Suite 500
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

On the motion of Mr. David Pavlovich, seconded by Dr. Stuart Guey, the following Resolution was proposed:

RESOLUTION

A resolution proposing further study of the location of the Phase 2 extension of **Barriere Road** as it intersects with the proposed Peters Road extension east of the Gulf Intracoastal Waterway. The purpose of further study is the potential conflict the permanent road alignment may have with a future runway extension planned in this area. The current gravel alignment may create air hazard obstructions as vehicles traverse the roadway.

WHEREAS, on February 12, 2010, the Plaquemines Parish Government executed a Professional Services Agreement with GCR & Associates, Inc. to conduct a Joint Land Use Study (JLUS) for the Naval Air Station Joint Reserve Base New Orleans, Belle Chasse, Louisiana.

WHEREAS, on February 19, 2010, a JLUS Policy Committee was created to review policy issues and final endorsement of the completed report and recommendations made by the JLUS Technical Committee.

WHEREAS, on April 21, 2010, the JLUS Policy Committee met and approved the further study of the permanent location of Barriere Road as to not impact future planned expansion of the NAS JRB New Orleans. A map titled "Proposed Barriere Road Alignment" dated April 21, 2010 details the proposed shift of the permanent roadway.

NOW THEREFORE BE IT RESOLVED, by the JLUS Policy Committee, that the Parishes of Jefferson and Plaquemines reviewed and recommend further study of the location of the Phase 2 extension of Barriere Road as it intersects with the proposed Peters Road extension east of the Gulf Intracoastal Waterway.

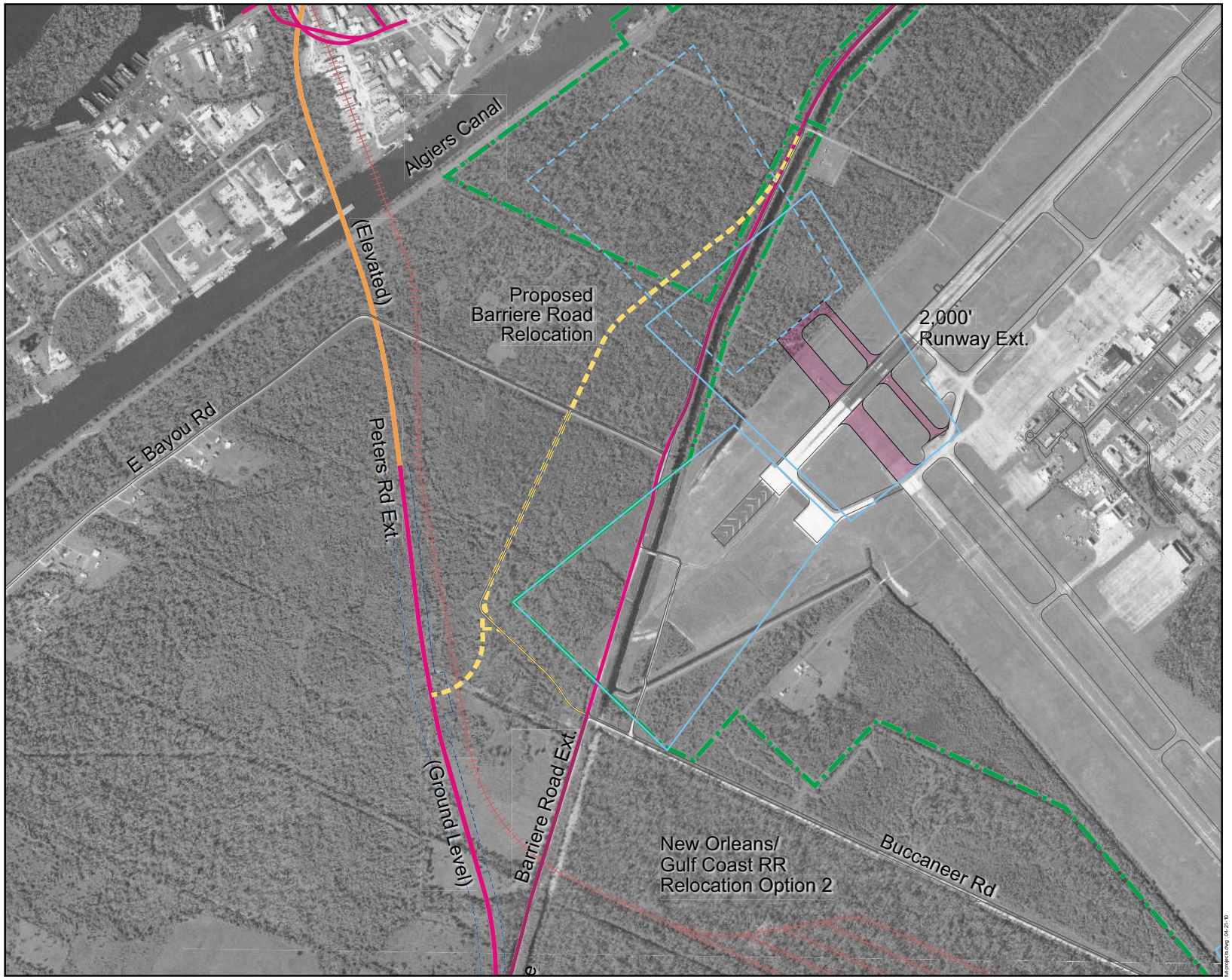
The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Mr. David Pavlovich, Mr. Walter Brooks, Mr. Billy Nungesser, Mr. Paul Sawyer, CAPT. Bill Snyder, Mr. Keith Hinkley, Dr. Stuart Guey Jr., Mr. Jim Juneau, Mr. Wes Kungel

NAYS:

ABSENT:

Motion carried. This resolution was declared adopted the 26th day of April, 2010.



LEGEND

- NAS JRB Property Boundary
- Proposed Infrastructure Improvements
- BARRIERE RD. ALTERNATE ALIGNMENT

NORTH

0 500' 1,000' 2,000'

PROPOSED BARRIERE ROAD RELOCATION

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

Plaquemines Parish, Louisiana
April 21, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

On the motion of CAPT. Thomas Luscher, seconded by Mr. Jim Juneau, the following Resolution was proposed:

RESOLUTION

A resolution to adopt the JLUS Compatibility Land Use Matrices, the purpose of which is to provide local planning and zoning officials with compatible land use definitions and guidance in accordance with Navy land use and noise policy and existing zoning codes. These matrices details specific guidelines for land uses compatible with maintaining public safety, health, and welfare within each mapped Military Influence Area (MIA) zone.

The matrices integrate the American Planning Association's (APA) Land Based Classification Standards (LBCS) Function Dimension with the Standard Land Use Coding Manual (SLUCM) definitions found within OPNAV Instruction 11010.36B compatible land use chart, as presented and approved at the July 28, 2010 JLUS Technical Committee meeting. The revised compatible land use chart applies 100-level Function codes to all MIA sub-areas in accordance with already established Noise Zones and Accident Potential Zones.

WHEREAS, on February 12, 2010, the Plaquemines Parish Government executed a Professional Services Agreement with GCR & Associates, Inc. to conduct a Joint Land Use Study (JLUS) for the Naval Air Station Joint Reserve Base New Orleans, Belle Chasse, Louisiana.

WHEREAS, on February 19, 2010, a JLUS Policy Committee was created to review policy issues and final endorsement of the completed report and recommendations made by the JLUS Technical Committee.

WHEREAS, on August 18, 2010, a JLUS Policy Committee met and approved the adoption of the JLUS Compatibility Land Use Matrices, dated August 18, 2010.

NOW THEREFORE BE IT RESOLVED, by the JLUS Policy Committee, that the Parishes of Jefferson and Plaquemines review and adopt the JLUS Compatibility Land Use Matrices, the goal of which is to reduce noise impacts and harm from accidents on land uses within the noise and accident potential zones (APZ) from mission-related operations.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Mr. David Pavlovich, Mr. Paul Sawyer, CAPT. Thomas Luscher, Mr. Keith Hinkley, Dr. Stuart Guey Jr., Mr. Jim Juneau

NAYS:

ABSENT:

Motion carried. This resolution was declared adopted the 18th day of August, 2010.

On the motion of Mr. Paul Sawyer, seconded by Mr. Jim Juneau, the following Resolution was proposed:

RESOLUTION

A resolution to adopt the JLUS Implementation Tools, which is a list of compatibility tools that can be used as possible encroachment reduction strategies. These tools establish clear mechanisms for information exchange among residents, local governments, and the military, as well as identify possible approaches to reduce the effects of NAS JRB New Orleans activities on surrounding communities.

The resulting set of tools seeks a balance among the local jurisdictions, the Navy and the public by stressing:

- the feasibility of implementation;
- the protection of the critical military missions performed by NAS JRB New Orleans;
- the ability to sustain the economic health of the region and protect individual property rights;
- and the protection of the health, safety, welfare, and overall quality of life of those who live and work in within the vicinity of NAS JRB New Orleans.

WHEREAS, on February 12, 2010, the Plaquemines Parish Government executed a Professional Services Agreement with GCR & Associates, Inc. to conduct a Joint Land Use Study (JLUS) for the Naval Air Station Joint Reserve Base New Orleans, Belle Chasse, Louisiana.

WHEREAS, on February 19, 2010, a JLUS Policy Committee was created to review policy issues and final endorsement of the completed report and recommendations made by the JLUS Technical Committee.

WHEREAS, on August 18, 2010, a JLUS Policy Committee met and approved the adoption of the JLUS Implementation Tools, dated August 18, 2010.

NOW THEREFORE BE IT RESOLVED, by the JLUS Policy Committee, that the Parishes of Jefferson and Plaquemines review and adopt the JLUS Implementation Tools which recommend JLUS strategies that are intended to guide appropriate development to maintain the operational capabilities of NAS JRB New Orleans, Belle Chasse, Louisiana.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Mr. David Pavlovich, Mr. Paul Sawyer, CAPT. Thomas Luscher, Mr. Keith Hinkley, Dr. Stuart Guey Jr., Mr. Jim Juneau

NAYS:

ABSENT:

Motion carried. This resolution was declared adopted the 18th day of August, 2010.

On the motion of Mr. Paul Sawyer, seconded by Mr. Jim Juneau, the following Resolution was proposed:

RESOLUTION

A resolution to establish a Military Influence Planning District (MIPD) Overlay Zoning District, as defined by the areas surrounding the NAS JRB New Orleans that are influenced by military operations. The purpose of MIPD Overlay Zoning District is to allow the Parish to establish special land use regulations, standards, or procedures in areas with unique land use, site planning, building design, or environmental resource issues.

Except as modified by the MIPD Overlay Zoning District, the provisions of the applicable base-zoning district shall apply to all development within the boundary of the designated area. If regulations conflict, the applicable MIPD Overlay Zoning District regulations shall prevail.

WHEREAS, on February 12, 2010, the Plaquemines Parish Government executed a Professional Services Agreement with GCR & Associates, Inc. to conduct a Joint Land Use Study (JLUS) for the Naval Air Station Joint Reserve Base New Orleans, Belle Chasse, Louisiana.

WHEREAS, on February 19, 2010, a JLUS Policy Committee was created to review policy issues and final endorsement of the completed report and recommendations made by the JLUS Technical Committee.

WHEREAS, on August 18, 2010, a JLUS Policy Committee met and approved the establishment and boundaries of the Military Influence Planning District (MIPD) Overlay Zoning District as shown on a map titled "Military Influence Planning District (MIPD) Overlay Zoning District", dated August 18, 2010.

NOW THEREFORE BE IT RESOLVED, by the JLUS Policy Committee, that the Parishes of Jefferson and Plaquemines review and adopt adopt the boundaries of the Military Influence Planning District (MIPD) Overlay Zoning District as an appropriate mechanism to implement long-term goals and land use requirements of the Parish for a specific property or location surrounding the Naval Air Station Joint Reserve Base New Orleans, Belle Chasse, Louisiana.

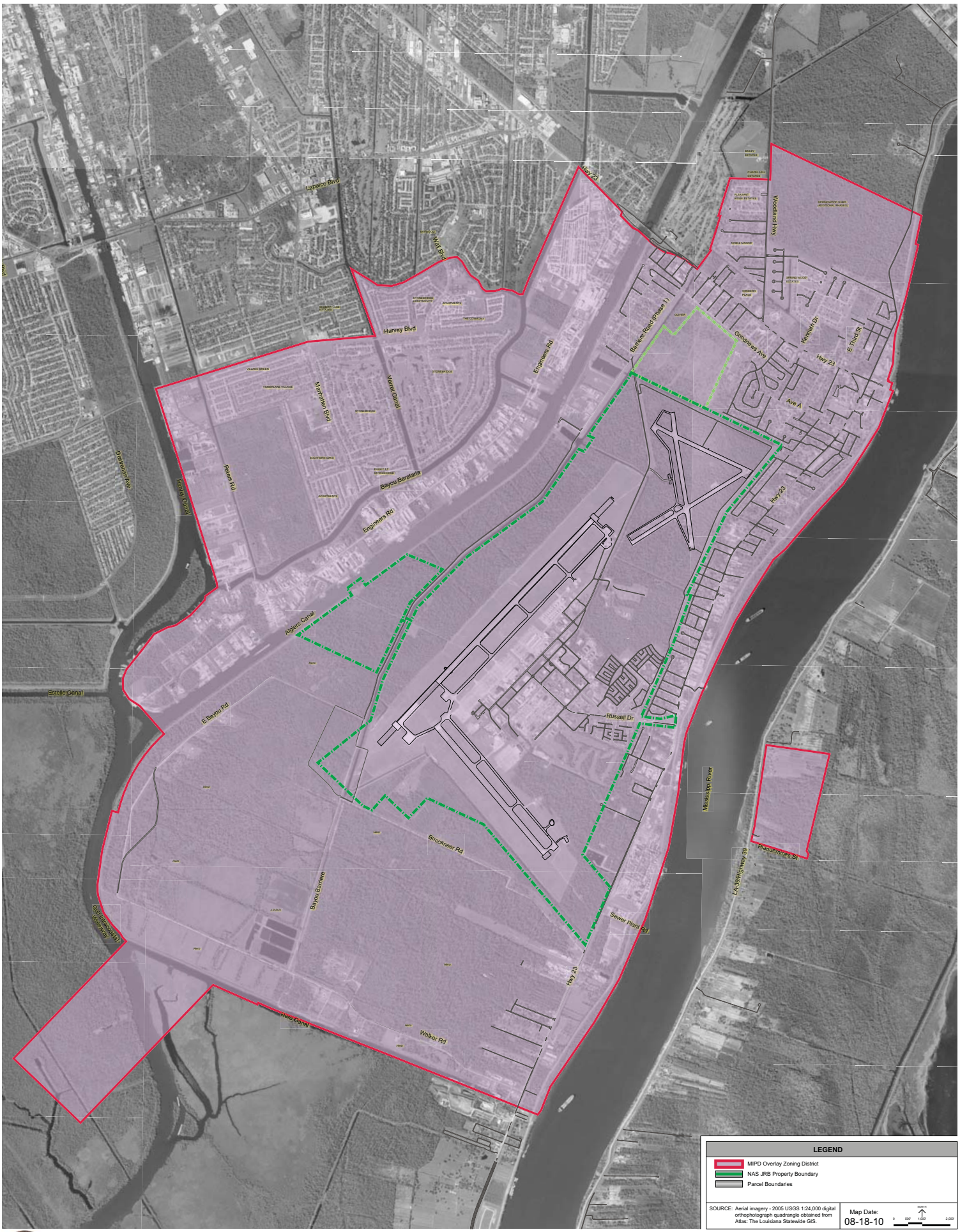
The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Mr. David Pavlovich, Mr. Paul Sawyer, CAPT. Thomas Luscher, Mr. Keith Hinkley, Dr. Stuart Guey Jr., Mr. Jim Juneau

NAYS:

ABSENT:

Motion carried. This resolution was declared adopted the 18th day of August, 2010.



JOINT LAND USE STUDY
NAS JRB New Orleans
Belle Chasse, Louisiana

MIPD (MILITARY INFLUENCE PLANNING DISTRICT) OVERLAY ZONING DISTRICT BOUNDARY

JEFFERSON AND PLAQUEMINES PARISH

gcr
Problem? Solved.
www.gcr1.com
2021 Lakeshore Drive, Suite 500
UNO Research & Technology Park
Advanced Technology Center
New Orleans, LA 70122
504-304-2500 / FAX 504-304-2525

full_extents.dwg • 08-18-10 • DRAWN BY: SMG
MIPDOZD_V2_08-18-10.pdf

Statement of Understanding

Plaquemines and Jefferson Parishes and the United States Navy

August 23, 2010

PREAMBLE

Representatives of the U.S. Navy, Naval Air Station Joint Reserve Base New Orleans, and the governments of Jefferson and Plaquemines Parishes, stakeholders and residents together comprising the Joint Land Use Study Technical and Policy Committees formed on February 19, 2010 have reached an UNDERSTANDING THAT:

- The meetings and discussions engaged in by the Joint Land Use Study Technical and Policy Committees represent the most frank and in-depth dialogue concerning incompatible development to have ever taken place between the Navy and the Parishes. The Navy and the Parishes will engage in a continuing dialogue with respect to land use surrounding the military installation, and with respect to any new or evolving regulations and instructions concerning said land use.

- As part of the process described below, from this point forward any person, persons or those persons representing any group or organization proposing development within the MIPD Overlay Zoning District that is incompatible with Chief of Naval Operations Instruction 11010.36B of 19 December 2002, *Air Installations Compatible Use Zones (AICUZ) Program* will be asked by the Parish Governments to contact Navy officials so that:
    - NAS JRB New Orleans' mission and its importance to national defense, homeland security, and regional emergency response activities can be explained.
    - A description or demonstration of the hazards created by military operations with respect to the type of structures proposed can be given as it relates to noise and accident potential zones (APZs).
    - If no other recourse is available, a request can be made by the Navy for a voluntary reconsideration of the type of development proposed.

- The Navy and the Parish Governments understand the value of developing a process whereby the Navy will be informed of, and afforded an opportunity to comment upon, *all* development within the MIPD Overlay Zoning District that may be incompatible with military operations.

1. With regard to the responsibilities of, and the actions by, the Navy and the Parish Governments regarding the effort to restrain incompatible development:

- The Navy and the Parish Governments both understand that any opinion expressed by the Navy concerning proposed development must be wholly in accordance with Chief of Naval Operations Instruction 11010.36B of 19 December 2002, *Air Installations Compatible Use Zones (AICUZ) Program*.

- The Parish Governments understands the Navy position is now, and has been, that residential development in areas of 65 dB DNL and greater and in accident potential zones (APZs) is discouraged and that this position is in accord with the AICUZ program.

- The Navy acknowledges that under Louisiana law, property owners may not be denied reasonable use of their property. The responsibility for enacting, amending, repealing and waiving development requirements promulgated through local zoning ordinances, subdivision regulations, building codes and associated laws lies solely within the individual Parish Governments, subject to statutory and constitutional requirements as outlined in the Louisiana Revised Statutes (as amended).

- Greater effort will be made to educate the public, in general, and property owners, in particular,

regarding the difference between average noise designations shown on the AICUZ map and event noise experienced in real life. The Navy and the Parish Governments agree to work collaboratively to assist each other in matters of technical information and instruction in this regard.

- Greater effort will be made to educate the public, in general, and property owners, in particular, regarding the accident potential zones (APZs) and their potential impacts on the citizenry. The Navy and the Parish Governments agree to work collaboratively to assist each other in matters of technical information and instruction in this regard.

2. With regard to the U.S. Navy and NAS JRB New Orleans:

- NAS JRB New Orleans officials have discouraged incompatible development around the station since at least the 1960s. Navy policy, as published in pertinent instructions, has also consistently discouraged incompatible development around air installations since before the Noise Control Act of 1972.

- During the 1950s, the Navy and the federal government undertook a program to buffer the installation from encroachment by publicly purchasing property outright and by purchasing and acquiring avigation easements on surrounding properties in the form of unobstructed passage rights.

- With respect to accommodating the sensibilities of the surrounding communities, NAS JRB New Orleans officials have voluntarily modified flight procedures.

- NAS JRB New Orleans is a pre-eminent Navy installation. It is also now, however, a vital component in the architecture of the Defense Department's joint service method of operational planning and execution and in the newly-emerging inter-agency approach to meeting homeland defense requirements.

3. With regard to Jefferson and Plaquemines Parishes and the southern and western properties outside of the NAS JRB New Orleans' property boundary:

- Both the Navy and the Parishes understand the importance of these properties in any discussion of land use in two key regards:
    - These properties are largely undeveloped and thus presents the best opportunity to prevent, to the greatest degree possible, further incompatible development; and
    - Portions of these properties lie beneath airspace commonly used by military aircraft arriving and departing from NAS JRB New Orleans, and contain zones mapped by the Navy surrounding the runways referred to as Accident Potential Zones (APZ), and DNL noise exposure level contours.

- The Navy and the Parish Governments acknowledge that, according to recommended AICUZ restrictions, residential development in areas of 65dB DNL and greater and accident potential zones (APZs) is not compatible with airfield operations.

- The Navy and the Parish Governments acknowledge that the future development of this currently undeveloped area might be detrimental to the air station's mission of land uses incompatible with the recommended AICUZ restrictions are allowed to occur; and because preserving undeveloped property from incompatible land uses is a major priority, any initiatives of other agencies that advance mutually beneficial outcomes, including environmental protection and wetland mitigation, should be vigorously explored.

4. With regard to other AICUZ-related issues:

- The Navy and the Parish Governments recognize that "by-right" development, e.g., development

allowed without the approval by the Parish Council, sometimes results in development that is incompatible with military operations. The Navy acknowledges that the Parish Governments have certain legal responsibilities regarding "by-right" development (i.e., development that is allowed without specific approval of the Parish Council) and that, in such cases, review and approval is ministerial, not discretionary. In those cases in which development is not "by-right," thus requiring approval of the Parish Council, the Navy also acknowledges that the Parish must permit a reasonable use of the property.

• The Navy and the Parish Governments recognize that transportation is an issue of significant concern. Future development contemplated in the area surrounding the NAS JRB New Orleans will require a range of alternative transportation improvements. The Navy and the Parish Governments believe that strategic growth management plans should focus on three approaches concerning transportation:

• Public facility improvements are prioritized and implemented as quickly as possible per available federal, state and local funds so that that adequate public facilities and services are available before, during and immediately after development to accommodate movement of vehicles.

- Growth and development are oriented to appropriately designated areas; and
- The public and the Navy are effectively involved in any planning process, as described herein.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Mr. Billy Nungesser, Mr. David Pavlovich, Mr. Paul Sawyer, CAPT. Thomas Luscher, Dr. Stuart Guey Jr., Mr. Jim Juneau

NAYS:

ABSENT:

Motion carried. This resolution was declared adopted the 24th day of August, 2010.

On the motion of Mr. Paul Sawyer, seconded by CAPT. Thomas Luscher, the following Resolution was proposed:

RESOLUTION RECOMMENDING THE FORMATION OF A

BI-PARISH LAND USE ADVISORY BOARD

WHEREAS, the Department of Defense, the Naval Air Station Joint Reserve Base (NAS JRB) New Orleans, and the Parishes of Jefferson and Plaquemines have joined together in a Joint Land Use Study (JLUS) regarding urban encroachment around the installation; and,

WHEREAS, the JLUS Policy Committee convened on February 19, 2010, created to review policy issues related to preserving the mission of NAS JRB New Orleans and assist in the implementation of land use compatibility strategies as identified by the JLUS Technical and Policy Committees; and,

WHEREAS, NAS JRB New Orleans is recognized as one of the strongest economic engines in the Greater New Orleans region and the State of Louisiana, and the need to protect the installation from encroachment of incompatible land uses is recognized as vital to long-term sustainability;

THEREFORE, the Parishes of Jefferson and Plaquemines and NAS JRB New Orleans present a resolution for the formation of the Bi-Parish Land Use Advisory Board.

> The purpose of the Bi-Parish Land Use Advisory Board shall be to develop, implement, and/or monitor policies, programs and projects within the Military Influence Planning District (MIPD) Overlay Zoning District to prevent urban encroachment; protect public health, safety and welfare; and safeguard the military mission. The Board members should strive to promote compatible development while maintaining the current and future missions of the Base. The Board would collaborate on land use planning and re-zoning developments within each Parish, as well as to facilitate discussion, debate, and dialogue concerning these issues.
>
> The Bi-Parish Land Use Advisory Board will consist of representatives from Jefferson and Plaquemines Parish Government, members of the Parishes Plans and Permits Departments and Zoning Departments, as well as representatives of NAS JRB New Orleans. The Board will have oversight responsibilities to ensure the intent and spirit of the Joint Land Use Study is complied with and that meetings are scheduled on a semi-annual basis or as needed.

NOW THEREFORE BE IT RESOLVED, by the JLUS Policy Committee, that the Parishes of Jefferson and Plaquemines form a Bi-Parish Land Use Advisory Board, with the purpose of continuing dialogue and monitoring the Joint Land Use Study recommendations and future land use impacts.

The foregoing was submitted to a vote, the vote thereon was as follows:

YEAS: Mr. David Pavlovich, Mr. Paul Sawyer, CAPT. Thomas Luscher, Mr. Keith Hinkley, Dr. Stuart Guey Jr., Mr. Jim Juneau

NAYS:

ABSENT:

Motion carried. This resolution was declared adopted the 18th day of August, 2010.

Appendix B
Military Influence Area (MIA) Compatibility Maps

LEGEND

- NAS JRB Property Boundary
- Military Inflence Areas (MIA)
- Clear Zones
- Accident Potential Zones (APZ) 1
- Accident Potential Zones (APZ) 2
- Proposed Roadway Infrastructure
- Proposed Railroad Alignment Options

Noise Levels

- 85+ DNL
- 80-85 DNL
- 75-80 DNL
- 70-75 DNL
- 65-70 DNL

SUGGESTED LAND USE COMPATIBILITY

MIA Sub-Area	LBCS Codes (Land-Based Classification Standards)
1a	1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000
1b	2000, 3000, 4000, 5000*, 6000*, 7000, 8000, 9000
1c	1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000
1d	2000, 3000, 4000, 5000*, 6000*, 7000, 8000, 9000
1e	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*

Source: *Conditionally Compatible - OPINAVINST 11010.36B, Air Installations Compatible Use Zones (AICUZ)Program, December, 2002

Source: Land-Based Classification Standards, American Planning Association LBCS Project, April, 2001.

NORTH

0 600' 1,200' 2,400'

MILITARY INFLUENCE AREA #1
IDENTIFICATION OF COMPATIBLE LAND USES

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

July 14, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

fut-projects.dwg 08-30-10

LEGEND

- NAS JRB Property Boundary
- Military Inflence Areas (MIA)
- Clear Zones
- Accident Potential Zones (APZ) 1
- Accident Potential Zones (APZ) 2
- Proposed Roadway Infrastructure
- Proposed Railroad Alignment Options

Noise Levels

- 85+ DNL
- 80-85 DNL
- 75-80 DNL
- 70-75 DNL
- 65-70 DNL

SUGGESTED LAND USE COMPATIBILITY

MIA Sub-Area	LBCS Codes (Land-Based Classification Standards)
6a	1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000
6b	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
6c	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*

Source: *Conditionally Compatible - OPINAVINST 11010.36B, Air Installations Compatible Use Zones (AICUZ)Program, December, 2002

Source: Land-Based Classification Standards, American Planning Association LBCS Project, April, 2001.

NORTH

0 600' 1,200' 2,400'

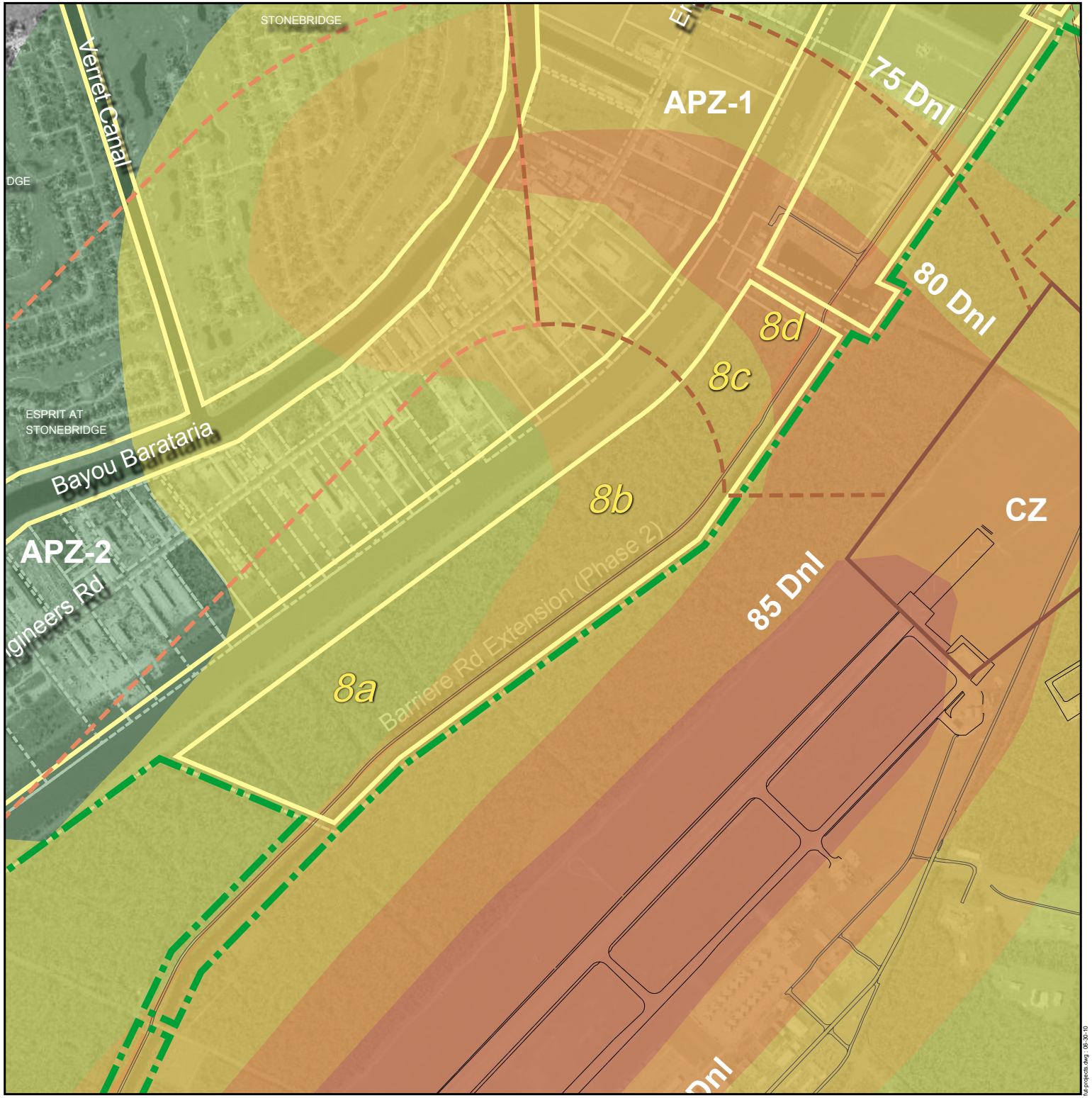
MILITARY INFLUENCE AREA #6
IDENTIFICATION OF COMPATIBLE LAND USES

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

July 14, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

fut-projects.dwg 08-30-10



LEGEND

- NAS JRB Property Boundary
- Military Inflence Areas (MIA)
- Clear Zones
- Accident Potential Zones (APZ) 1
- Accident Potential Zones (APZ) 2
- Proposed Roadway Infrastructure
- Proposed Railroad Alignment Options

Noise Levels

- 85+ DNL
- 80-85 DNL
- 75-80 DNL
- 70-75 DNL
- 65-70 DNL

SUGGESTED LAND USE COMPATIBILITY

MIA Sub-Area	LBCS Codes (Land-Based Classification Standards)
8a	2000*, 3000, 4000*, 5000*, 6000*, 7000, 8000, 9000
8b	2000*, 3000, 4000*, 5000*, 7000, 8000, 9000
8c	2000*, 3000*, 4000*, 5000*, 7000*, 8000*, 9000*
8d	3000*, 4000*, 7000*, 8000*, 9000*

Source: *Conditionally Compatible - OPINAVINST 11010.36B, Air Installations Compatible Use Zones (AICUZ)Program, December, 2002

Source: Land-Based Classification Standards, American Planning Association LBCS Project, April, 2001.

NORTH

0 600' 1,200' 2,400'

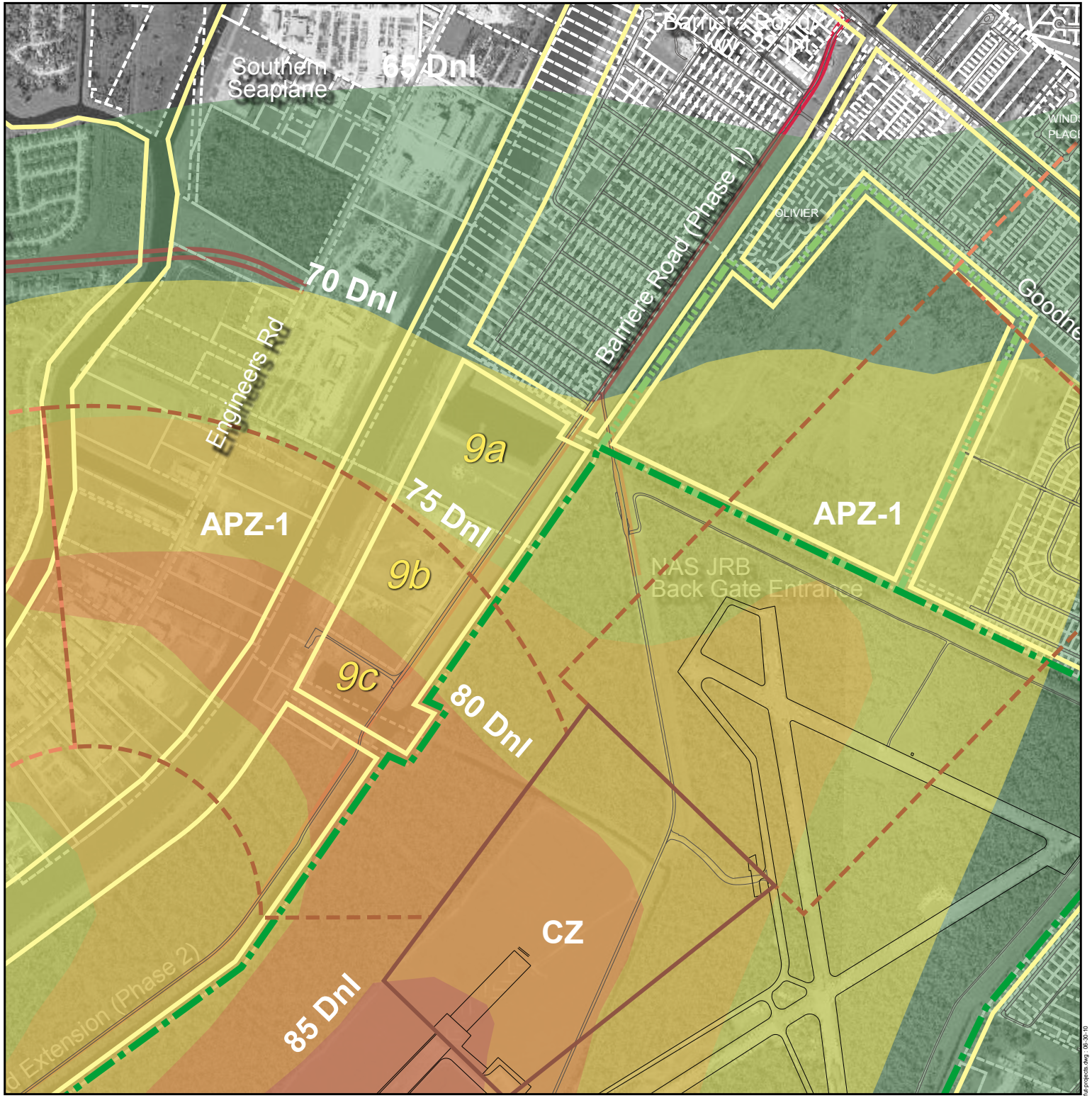
MILITARY INFLUENCE AREA #8
IDENTIFICATION OF COMPATIBLE LAND USES

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

July 14, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

fuf-projects.dwg 08-30-10



LEGEND

- NAS JRB Property Boundary
- Military Inflence Areas (MIA)
- Clear Zones
- Accident Potential Zones (APZ) 1
- Accident Potential Zones (APZ) 2
- Proposed Roadway Infrastructure
- Proposed Railroad Alignment Options

Noise Levels

- 85+ DNL
- 80-85 DNL
- 75-80 DNL
- 70-75 DNL
- 65-70 DNL

SUGGESTED LAND USE COMPATIBILITY

MIA Sub-Area	LBCS Codes (Land-Based Classification Standards)
9a	2000*, 3000, 4000*, 5000*, 6000*, 7000, 8000, 9000
9b	2000*, 3000*, 4000*, 5000*, 7000*, 8000*, 9000*
9c	3000*, 4000*, 7000*, 8000*, 9000*

Source: *Conditionally Compatible - OPINAVINST 11010.36B, Air Installations Compatible Use Zones (AICUZ)Program, December, 2002

Source: Land-Based Classification Standards, American Planning Association LBCS Project, April, 2001.

NORTH

0 600' 1,200' 2,400'

MILITARY INFLUENCE AREA #9
IDENTIFICATION OF COMPATIBLE LAND USES

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

July 14, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

fig1-projects.dwg 08-30-10

LEGEND

- NAS JRB Property Boundary
- Military Inflence Areas (MIA)
- Clear Zones
- Accident Potential Zones (APZ) 1
- Accident Potential Zones (APZ) 2
- Proposed Roadway Infrastructure
- Proposed Railroad Alignment Options

Noise Levels

- 85+ DNL
- 80-85 DNL
- 75-80 DNL
- 70-75 DNL
- 65-70 DNL

SUGGESTED LAND USE COMPATIBILITY

MIA Sub-Area	LBCS Codes (Land-Based Classification Standards)
16a	1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000
16b	2000, 3000, 4000, 5000*, 6000*, 7000, 8000, 9000

Source: *Conditionally Compatible - OPINAVINST 11010.36B, Air Installations Compatible Use Zones (AICUZ)Program, December, 2002

Source: Land-Based Classification Standards, American Planning Association LBCS Project, April, 2001.

NORTH

0 600' 1,200' 2,400'

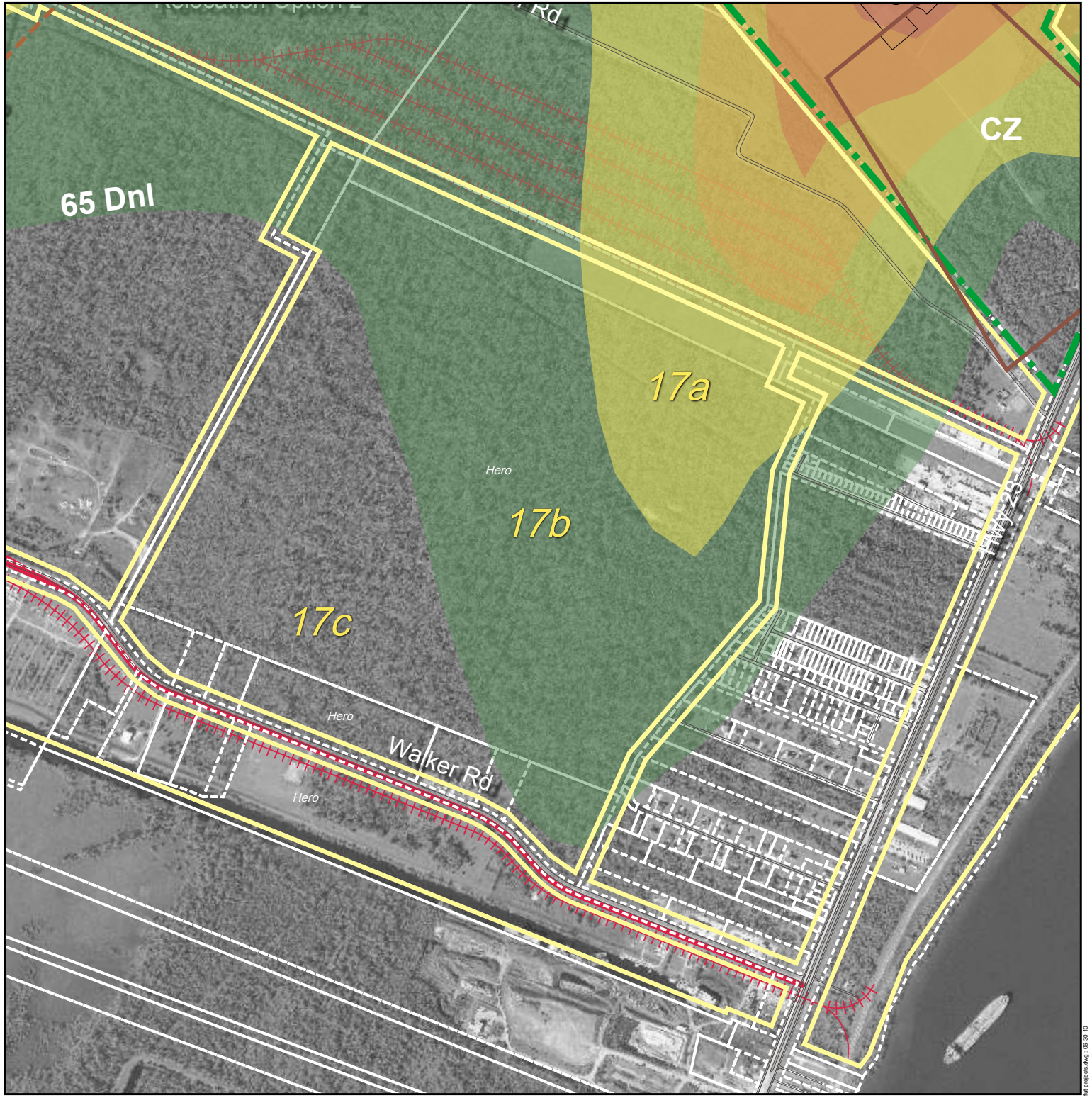
MILITARY INFLUENCE AREA #16
IDENTIFICATION OF COMPATIBLE LAND USES

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

July 14, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

fut-projects.dwg 08-30-10



LEGEND

- NAS JRB Property Boundary
- Military Inflence Areas (MIA)
- Clear Zones
- Accident Potential Zones (APZ) 1
- Accident Potential Zones (APZ) 2
- Proposed Roadway Infrastructure
- Proposed Railroad Alignment Options

Noise Levels

- 85+ DNL
- 80-85 DNL
- 75-80 DNL
- 70-75 DNL
- 65-70 DNL

SUGGESTED LAND USE COMPATIBILITY

MIA Sub-Area	LBCS Codes (Land-Based Classification Standards)
17a	2000*, 3000, 4000*, 5000*, 6000*, 7000, 8000, 9000
17b	2000, 3000, 4000, 5000*, 6000*, 7000, 8000, 9000
17c	1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000

Source: *Conditionally Compatible - OPINAVINST 11010.36B, Air Installations Compatible Use Zones (AICUZ)Program, December, 2002

Source: Land-Based Classification Standards, American Planning Association LBCS Project, April, 2001.

NORTH

0 600' 1,200' 2,400'

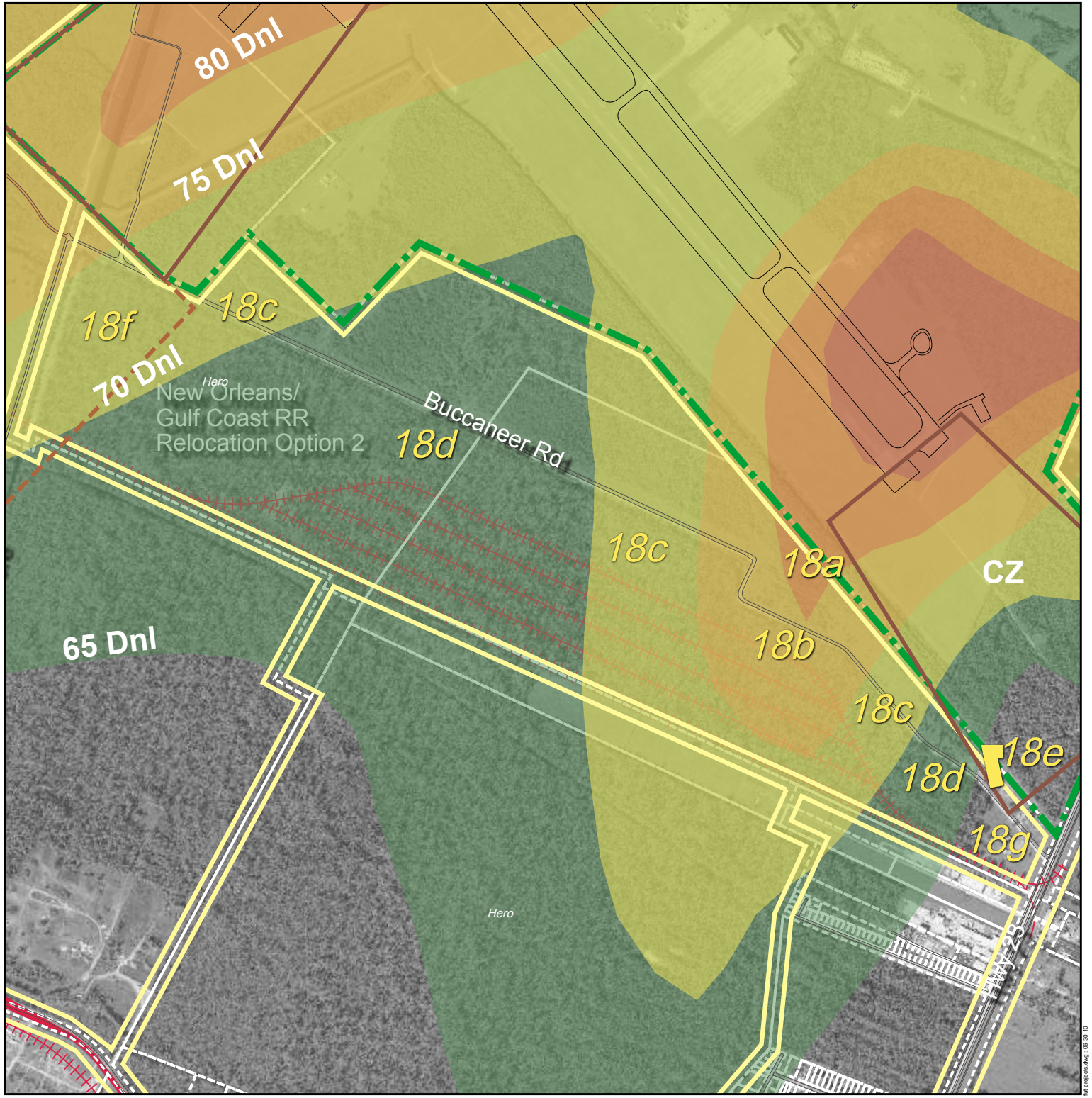
MILITARY INFLUENCE AREA #17
IDENTIFICATION OF COMPATIBLE LAND USES

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

July 14, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

fut-projects.dwg 08-30-10



LEGEND

- NAS JRB Property Boundary
- Military Inflence Areas (MIA)
- Clear Zones
- Accident Potential Zones (APZ) 1
- Accident Potential Zones (APZ) 2
- Proposed Roadway Infrastructure
- Proposed Railroad Alignment Options

Noise Levels

- 85+ DNL
- 80-85 DNL
- 75-80 DNL
- 70-75 DNL
- 65-70 DNL

SUGGESTED LAND USE COMPATIBILITY

MIA Sub-Area	LBCS Codes (Land-Based Classification Standards)
18a	3000, 4000*, 7000, 8000, 9000*
18b	2000*, 3000, 4000*, 5000*, 7000, 8000, 9000*
18c	2000*, 3000, 4000*, 5000*, 6000*, 7000, 8000, 9000
18d	2000, 3000, 4000, 5000*, 6000*, 7000, 8000, 9000
18e	9000*
18f	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
18g	1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000

Source: *Conditionally Compatible - OPINAVINST 11010.36B, Air Installations Compatible Use Zones (AICUZ)Program, December, 2002

Source: Land-Based Classification Standards, American Planning Association LBCS Project, April, 2001.

NORTH

0 600' 1,200' 2,400'

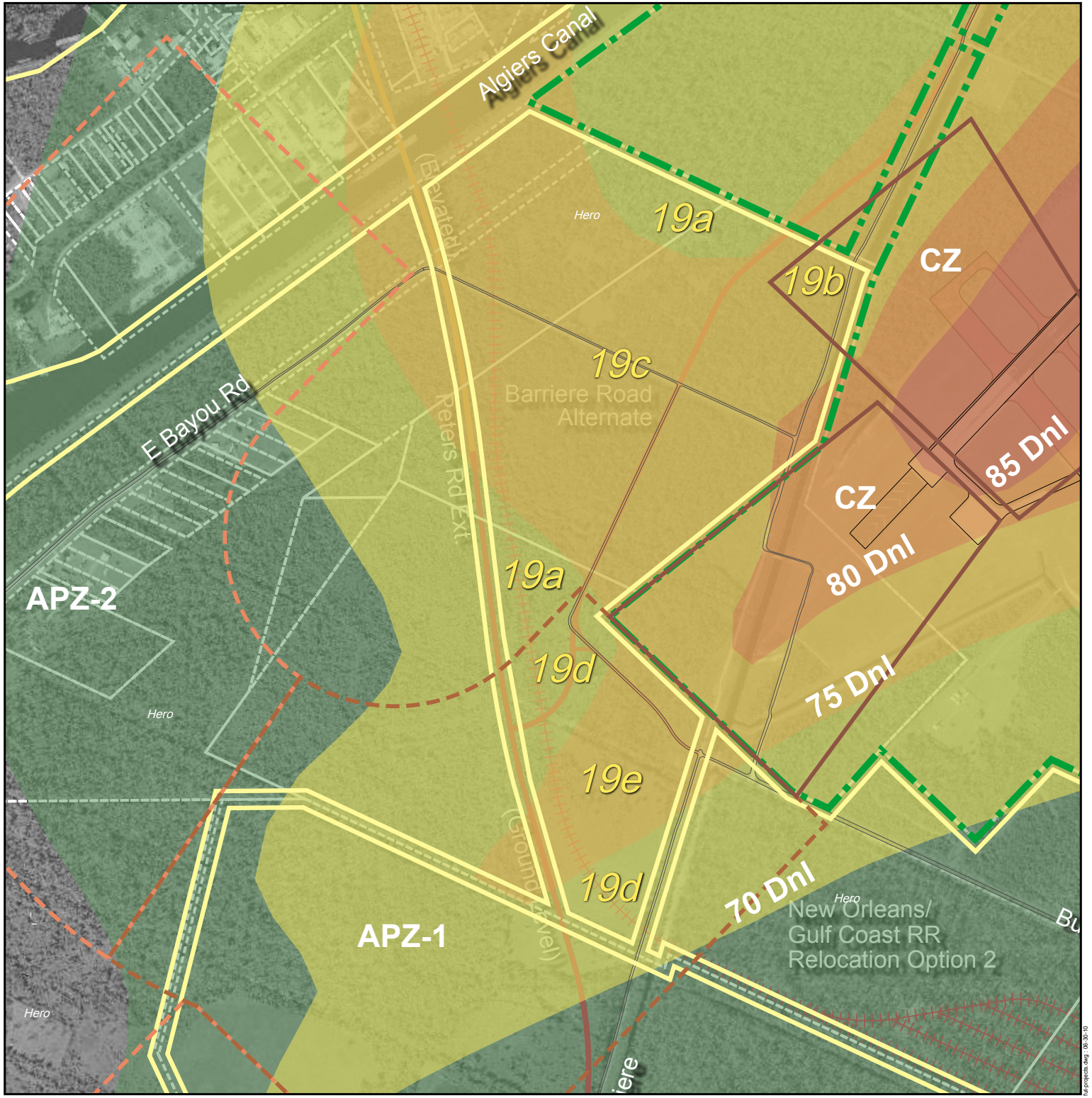
MILITARY INFLUENCE AREA #18
IDENTIFICATION OF COMPATIBLE LAND USES

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

July 14, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

fut-projects.dwg 08-30-10



LEGEND

- NAS JRB Property Boundary
- Military Inflence Areas (MIA)
- Clear Zones
- Accident Potential Zones (APZ) 1
- Accident Potential Zones (APZ) 2
- Proposed Roadway Infrastructure
- Proposed Railroad Alignment Options

Noise Levels

- 85+ DNL
- 80-85 DNL
- 75-80 DNL
- 70-75 DNL
- 65-70 DNL

SUGGESTED LAND USE COMPATIBILITY

MIA Sub-Area	LBCS Codes (Land-Based Classification Standards)
19a	2000*, 3000, 4000*, 5000*, 6000*, 7000, 8000, 9000
19b	9000*
19c	2000*, 3000, 4000*, 5000*, 7000, 8000, 9000*
19d	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
19e	2000*, 3000*, 4000*, 5000*, 7000*, 8000*, 9000*

Source: *Conditionally Compatible - OPINAVINST 11010.36B, Air Installations Compatible Use Zones (AICUZ)Program, December, 2002

Source: Land-Based Classification Standards, American Planning Association LBCS Project, April, 2001.

NORTH

0 600' 1,200' 2,400'

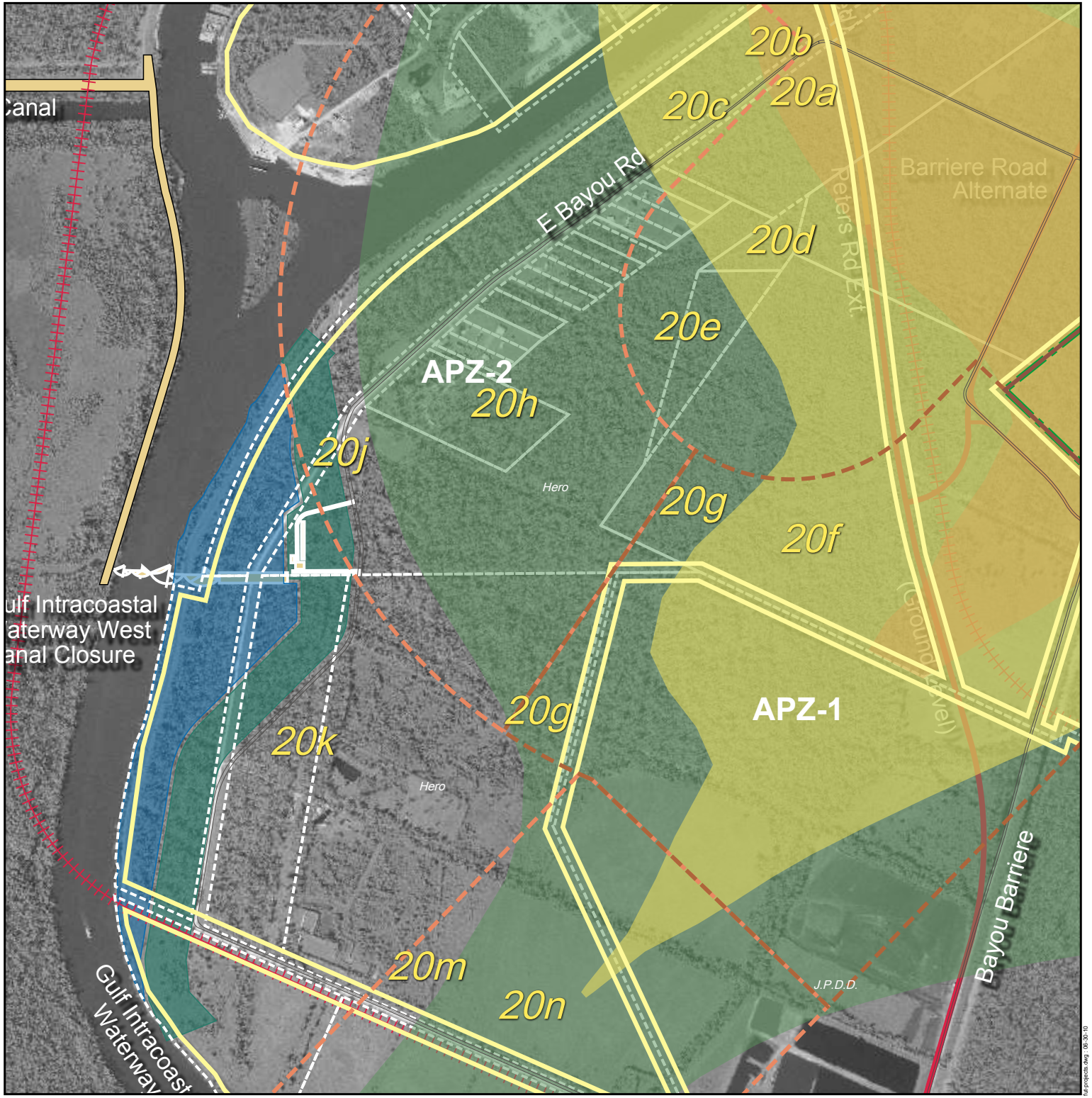
MILITARY INFLUENCE AREA #19
IDENTIFICATION OF COMPATIBLE LAND USES

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

July 14, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

fut-projects.dwg 08-30-10



LEGEND

- NAS JRB Property Boundary
- Military Inflence Areas (MIA)
- Clear Zones
- Accident Potential Zones (APZ) 1
- Accident Potential Zones (APZ) 2
- Proposed Roadway Infrastructure
- Proposed Railroad Alignment Options

Noise Levels

- 85+ DNL
- 80-85 DNL
- 75-80 DNL
- 70-75 DNL
- 65-70 DNL

SUGGESTED LAND USE COMPATIBILITY

MIA Sub-Area	LBCS Codes (Land-Based Classification Standards)
20a	2000*, 3000, 4000*, 5000*, 7000, 8000, 9000*
20b	2000*, 3000*, 4000*, 5000*, 7000*, 8000*, 9000*
20c	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
20d	2000*, 3000, 4000*, 5000*, 6000*, 7000, 8000, 9000
20e	2000, 3000, 4000, 5000*, 6000*, 7000, 8000, 9000
20f	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
20g	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
20h	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
20j	1000*, 2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
20k	1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000
20m	1000*, 2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
20n	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*

Source: *Conditionally Compatible - OPNAVINST 11010.36B, Air Installations Compatible Use Zones (AICUZ)Program, December, 2002
Source: Land-Based Classification Standards, American Planning Association LBCS Project, April, 2001.

NORTH

0 600' 1,200' 2,400'

MILITARY INFLUENCE AREA #20
IDENTIFICATION OF COMPATIBLE LAND USES

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

July 14, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

fut-projects.dwg 08-30-10

LEGEND

- NAS JRB Property Boundary
- Military Influence Areas (MIA)
- Clear Zones
- Accident Potential Zones (APZ) 1
- Accident Potential Zones (APZ) 2
- Proposed Roadway Infrastructure
- Proposed Railroad Alignment Options

Noise Levels

- 85+ DNL
- 80-85 DNL
- 75-80 DNL
- 70-75 DNL
- 65-70 DNL

SUGGESTED LAND USE COMPATIBILITY

MIA Sub-Area	LBCS Codes (Land-Based Classification Standards)
21a	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
21b	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
21c	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
21d	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
21e	2000, 3000, 4000, 5000*, 6000*, 7000, 8000, 9000
21f	1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000

Source: *Conditionally Compatible - OPINAVINST 11010.36B, Air Installations Compatible Use Zones (AICUZ)Program, December, 2002

Source: Land-Based Classification Standards, American Planning Association LBCS Project, April, 2001.

NORTH

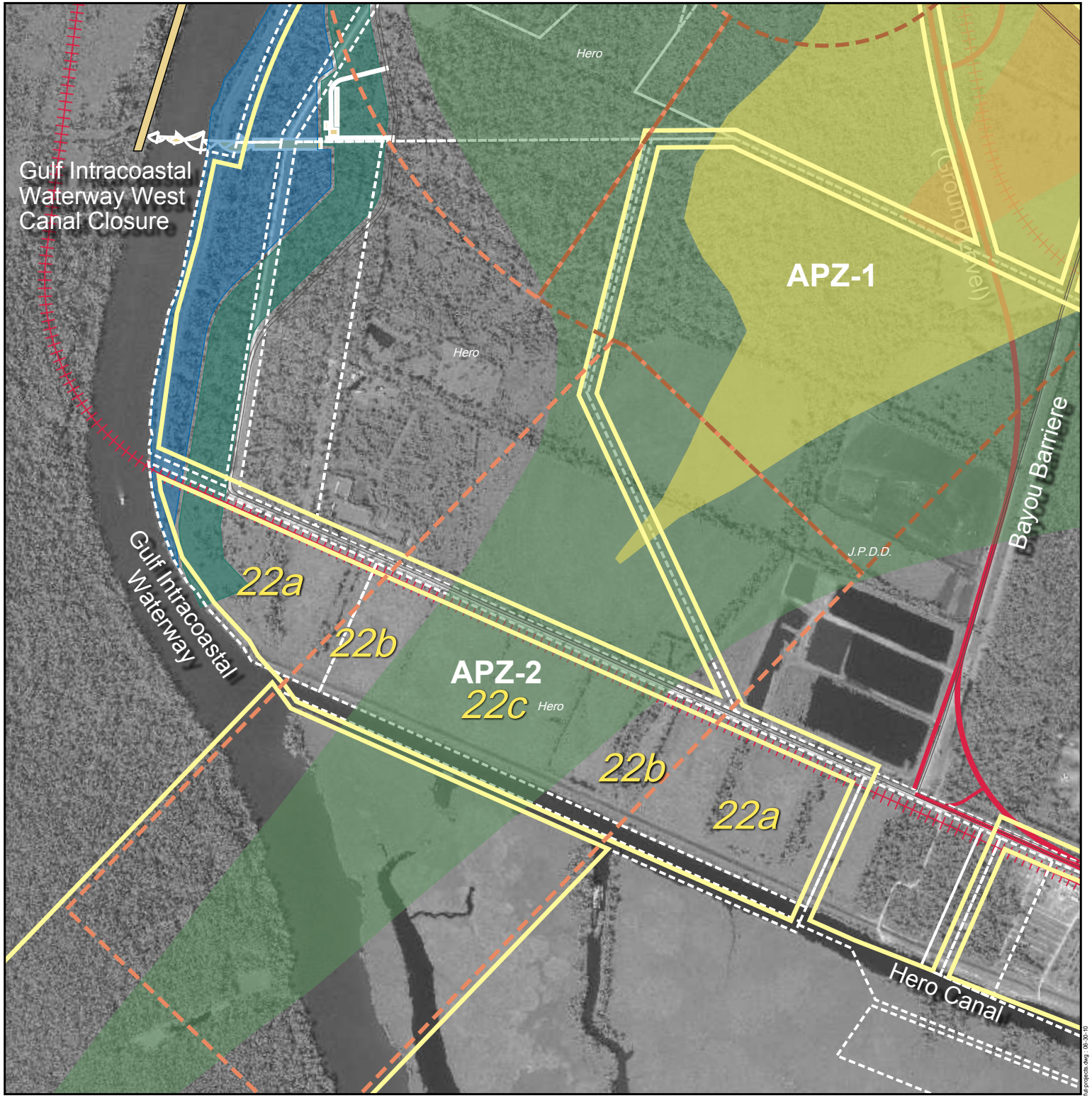
0 600' 1,200' 2,400'

MILITARY INFLUENCE AREA #21
IDENTIFICATION OF COMPATIBLE LAND USES

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

July 14, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center



LEGEND

- NAS JRB Property Boundary
- Military Inflence Areas (MIA)
- Clear Zones
- Accident Potential Zones (APZ) 1
- Accident Potential Zones (APZ) 2
- Proposed Roadway Infrastructure
- Proposed Railroad Alignment Options

Noise Levels

- 85+ DNL
- 80-85 DNL
- 75-80 DNL
- 70-75 DNL
- 65-70 DNL

SUGGESTED LAND USE COMPATIBILITY

MIA Sub-Area	LBCS Codes (Land-Based Classification Standards)
22a	1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000
22b	1000*, 2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
22c	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*

Source: *Conditionally Compatible - OPINAVINST 11010.36B, Air Installations Compatible Use Zones (AICUZ)Program, December, 2002

Source: Land-Based Classification Standards, American Planning Association LBCS Project, April, 2001.

NORTH

0 600' 1,200' 2,400'

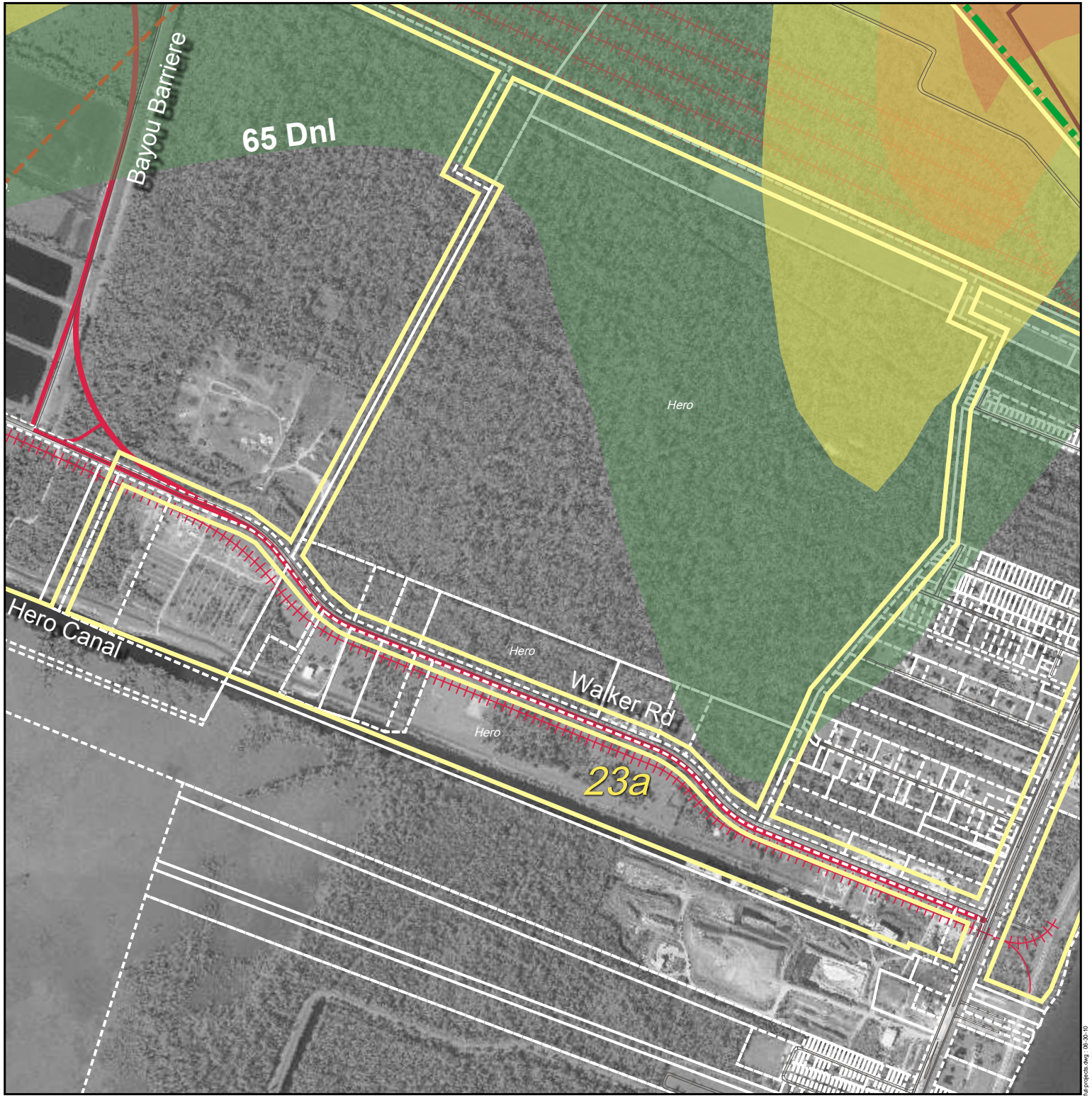
MILITARY INFLUENCE AREA #22
IDENTIFICATION OF COMPATIBLE LAND USES

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

July 14, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

fuf-projects.dwg 08-30-10



LEGEND

- NAS JRB Property Boundary
- Military Inflence Areas (MIA)
- Clear Zones
- Accident Potential Zones (APZ) 1
- Accident Potential Zones (APZ) 2
- Proposed Roadway Infrastructure
- Proposed Railroad Alignment Options

Noise Levels

- 85+ DNL
- 80-85 DNL
- 75-80 DNL
- 70-75 DNL
- 65-70 DNL

SUGGESTED LAND USE COMPATIBILITY

MIA Sub-Area	LBCS Codes (Land-Based Classification Standards)
23a	1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000

Source: *Conditionally Compatible - OPINAVINST 11010.36B, Air Installations Compatible Use Zones (AICUZ)Program, December, 2002

Source: Land-Based Classification Standards, American Planning Association LBCS Project, April, 2001.

NORTH

0 600' 1,200' 2,400'

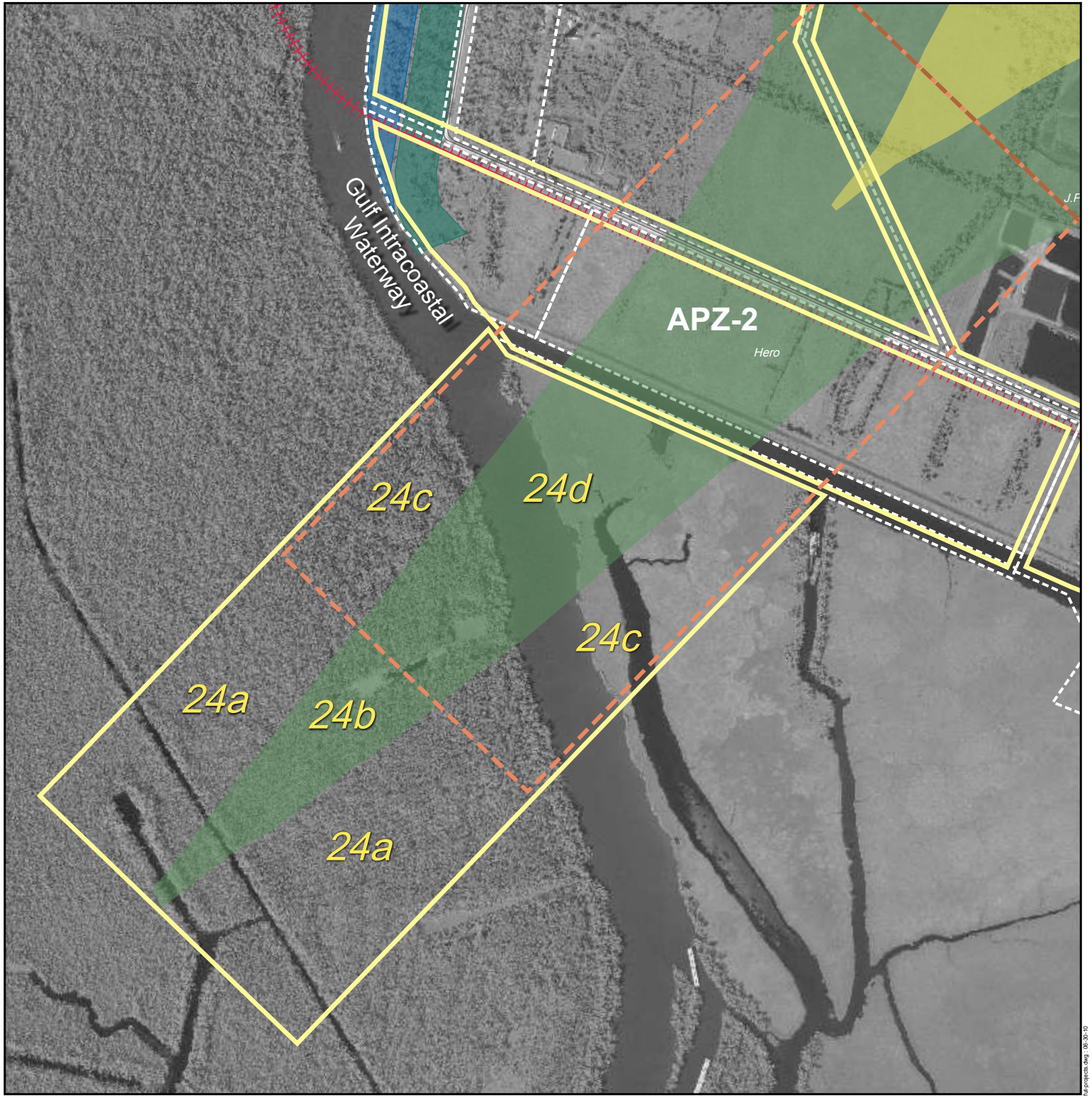
MILITARY INFLUENCE AREA #23
IDENTIFICATION OF COMPATIBLE LAND USES

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

July 14, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

fut-projects.dwg 08-30-10



LEGEND

- NAS JRB Property Boundary
- Military Inflence Areas (MIA)
- Clear Zones
- Accident Potential Zones (APZ) 1
- Accident Potential Zones (APZ) 2
- Proposed Roadway Infrastructure
- Proposed Railroad Alignment Options

Noise Levels

- 85+ DNL
- 80-85 DNL
- 75-80 DNL
- 70-75 DNL
- 65-70 DNL

SUGGESTED LAND USE COMPATIBILITY

MIA Sub-Area	LBCS Codes (Land-Based Classification Standards)
24a	1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000
24b	2000, 3000, 4000, 5000*, 6000*, 7000, 8000, 9000
24c	1000*, 2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*
24d	2000*, 3000*, 4000*, 5000*, 6000*, 7000*, 8000*, 9000*

Source: *Conditionally Compatible - OPINAVINST 11010.36B, Air Installations Compatible Use Zones (AICUZ)Program, December, 2002

Source: Land-Based Classification Standards, American Planning Association LBCS Project, April, 2001.

NORTH

0 600' 1,200' 2,400'

MILITARY INFLUENCE AREA #24
IDENTIFICATION OF COMPATIBLE LAND USES

JOINT LAND USE STUDY
NAS JRB NEW ORLEANS
BELLE CHASSE, LOUISIANA

July 14, 2010

gcr
Problem? Solved.
www.gcr1.com
TEL 504 304 2500 / 800 259 6192
FAX 504 304 2525
2021 Lakeshore Drive
New Orleans, LA 70122
UNO Research & Technology Park
Advanced Technology Center

fut-projects.dwg 08-30-10

Appendix C
Land Use Compatibility Summary

LAND USE COMPATIBILITY SUMMARY

1. **The Compatibility Summary Table** provides a brief description of land use compatibility for the 1000-level LBCS Function codes within various DNL and AICUZ areas.

2. **The Military Influence Areas (MIAs) Land Use Compatibility Summary** classifies each LBCS 1000-level function as compatible, conditionally compatible or not compatible within each MIA. It is based upon the 100-level LBCS classifications.

Appendix

A. The Military Influence Areas (MIAs) Land Use Compatibility Summary and Description classifies each LBCS 1000-level function as compatible, conditionally compatible or not compatible within each MIA based upon the 100-level LBCS classifications. The conditions for compatible use are also described in detail.

B. The MIA Land Use Compatibility Methodology defines which land uses are compatible for each MIA based on the OPNAVINST 11010.36B, and the LBCS Function Code. This methodology was approved at the Technical Committee Meeting dated July 14, 2010. Each MIA is broken down into sub-areas based on variations in AICUZ and DNL. Each sub-area is provided with three rows: the AICUZ field, the DNL field and the Compatibility field. The AICUZ field reflects the compatible land uses within that specified AICUZ (Accident Potential Zone 1, Accident Potential Zone 2 or Clear Zone). The DNL field reflects the compatible land uses within that specified DNL range (65-69, 70-74, 75-79 and 80-84). The Compatibility field combines the AICUZ and DNL fields, using the more stringent land use where applicable. The compatible land uses for the AICUZ and DNL are provided in MIA Land Use Compatibility with LBCS Function Dimension (100-level Summary Detail).

C. The Glossary - MIA Land Use Compatibility with LBCS Function Dimension (100-level Summary Detail) is a description of land use compatibility for each 1000-level LBCS Function Dimension, incorporating 100-level Function subcategories. Because the OPNAVINST 11010.36B and the parishes use disparate land use classifications (SLUCM and LBCS Function, respectively), the glossary converts SLUCM to LBCS Function. This provides a common definition of land use classifications for JLUS and the parishes.

D. The Glossary – MIA Land Use Compatibility with LBCS 100-Level Function Dimension provides a detailed land use compatibility within the varying AICUZ and DNL zones for each LBCS 100-level sub-category.

1. COMPATIBILITY SUMMARY TABLE
LBCS FUNCTION CODES

FUNCTION CODE	LBCS FUNCTION DIMENSION	65-69 DNL	70-74 DNL	75-79 DNL	80-85 DNL	APZ 2	APZ 1	Clear Zone	Recommendations
1000	**Residence or accommodation**	☑[1]							[1] Strongly discouraged; where community determines these uses must be allowed, NLR 25-30 should be incorporated for structures and addtl site planning measures should be adopted to mitigate noise in outdoor areas; NLR of 35 for transient housing in DNL 75-79
2000	**General sales or service**	☑				☑[2]	☑[3]		[2] Maximum density recommendations: FAR 0.22 for shopping centers/other retail; FAR 0.28 for retail apparel and accessories, home furnishings and home equipment; FAR 0.24 for grocery stores; FAR of 0.14 in APZ I and FAR 0.28 in APZ II for automotive, marine, aircraft and accessories retail trade Retail trade of building materials, hardware, and farm equipment compatible in >80 DNL with NLR of 35 in areas receiving public [3] Retail trade of building materials, hardware, farm equipment, automotive, marine craft, aircraft and accessories compatible in APZ I with FAR of 0.14; Repair services compatible in APZ I with FAR of 0.11; all other retail not compatible
3000	**Manufacturing and wholesale trade**	☑							
4000	**Transportation, communication, information and utilities**	☑				☑			Solid waste disposal (e.g. landfills, incineration) not compatible in APZ I or II
5000	**Arts, entertainment and recreation**								outdoor amphitheaters and music shells not compatible with DNL >65; Outdoor sports arenas, fairgrounds, amusement parks, arcades, miniature golf, driving ranges, and pool halls not compatible with DNL >75; Outdoor sports arenas, auditoriums, and public assembly (e.g. community center, recreation center) not compatible in APZ I or II
6000	**Education, public administration, health care and other institutions**								Cemeteries compatible in APZ I and II and DNL >80 with NLR 25-35 standards in portion of buildings receiving public; chapels not compatible with APZ I or II
7000	**Construction-related businesses**	☑							
8000	**Mining and extraction establishments**	☑	☑	☑	☑				
9000	**Agriculture, forestry, fishing and hunting**	☑							NLR of 25-35 for residential buildings in 65-80 DNL areas; residential buildings not compatible for DNL >80; no structures compatible with Clear Zone

Definitions:

DNL	Day-Night Average Sound Level - A 24-hour average of noise exposure, measured in decibels,
APZ	Accident Potential Zone - Areas with measurable potential for aircraft accidents following flight
Clear Zone	A trapezoidal area located immediately after a runway and extended outward along a centerline; area
FAR	Floor-Area Ratio - A measurement of the built environment (structures) compared to overall area
NLR	Noise Level Reduction - A measurement of numerical difference, measured in decibels, between

☑	**Yes**
	Conditional
	No

2. MILITARY INFLUENCE AREAS (MIAs) LAND USE COMPATIBILITY SUMMARY

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
1a	☑	☑	☑	☑	☑	☑	☑	☑	☑
1b	☑	☑	☑	☑			☑	☑	☑
1c	☑	☑	☑	☑	☑	☑	☑	☑	☑
1d		☑	☑	☑			☑	☑	☑
1e				☑					
6a	☑	☑	☑	☑	☑	☑	☑	☑	☑
6b				☑					
6c				☑					
8a			☑	☑			☑	☑	☑
8b			☑	☑			☑	☑	☑
8c									
8d									
9a			☑	☑			☑	☑	☑
9b									
9c									
16a	☑	☑	☑	☑	☑	☑	☑	☑	☑
16b	☑	☑	☑	☑			☑	☑	☑
17a			☑	☑			☑	☑	☑
17b	☑	☑	☑	☑			☑	☑	☑
17c	☑	☑	☑	☑	☑	☑	☑	☑	☑
18a								☑	
18b							☑	☑	☑
18c							☑	☑	☑
18d							☑	☑	☑
18e									
18f									
18g	☑	☑	☑	☑	☑	☑	☑	☑	☑
19a			☑	☑			☑	☑	☑
19b									
19c			☑	☑			☑	☑	☑
19d									
19e									
20a			☑	☑			☑	☑	☑
20b									
20c				☑					
20d			☑	☑			☑	☑	☑
20e	☑	☑	☑	☑			☑	☑	☑
20f									
20g									
20h				☑					
20j				☑					
20k	☑	☑	☑	☑	☑	☑	☑	☑	☑
20m				☑					
20n				☑					
21a									
21b									
21c									
21d				☑					
21e	☑	☑	☑	☑			☑	☑	☑
21f	☑	☑	☑	☑	☑	☑	☑	☑	☑
22a	☑	☑	☑	☑	☑	☑	☑	☑	☑
22b				☑					
22c				☑					
23a	☑	☑	☑	☑	☑	☑	☑	☑	☑
24a	☑	☑	☑	☑	☑	☑	☑	☑	☑
24b	☑	☑	☑	☑			☑	☑	☑
24c				☑					
24d				☑					

☑	Yes
	Conditional
	No

Appendix A - The Military Influence Areas (MIAs) Land Use Compatibility Summary and Description

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
1a	Y	Y	Y	Y	Y	Y	Y	Y	Y
1b	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
1c	Y	Y	Y	Y	Y	Y	Y	Y	Y
1d	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
1e	Y [1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
6a	Y	Y	Y	Y	Y	Y	Y	Y	Y
6b	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry

Appendix A - The Military Influence Areas (MIAs) Land Use Compatibility Summary and Description

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
6c	Y [1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
8a	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
8b	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
8c	N	Y[3] NLR of 30	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Passenger terminals and above-ground transmission lines not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, max FAR 0.22, NLR of 30; all other functions not compatible	N	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 30 for residential buildings related to agriculture and forestry
8d	N	N	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Passenger terminals, above-ground transmission lines and communication not compatible; NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	N	N	N	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	N

Appendix A - The Military Influence Areas (MIAs) Land Use Compatibility Summary and Description

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
9a	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
9b	N	Y [3] NLR of 30	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Passenger terminals and above-ground transmission lines not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, max FAR 0.22, NLR of 30; all other functions not compatible	N	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 30 for residential buildings related to agriculture and forestry
9c	N	N	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Passenger terminals, above-ground transmission lines and communication not compatible; NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	N	N	N	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	N
16a	Y	Y	Y	Y	Y	Y	Y	Y	Y
16b	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y

Appendix A - The Military Influence Areas (MIAs) Land Use Compatibility Summary and Description

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
17a	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
17b	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
17c	Y	Y	Y	Y	Y	Y	Y	Y	Y
18a	N	N	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Manufacturing professional, scientific, instruments, photographic equipment, optical goods, watches and clocks not compatible	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); communication not compatible; some projects may not be noise sensitive and development is compatible	N	N	N	Y	N
18b	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
18c	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry

Appendix A - The Military Influence Areas (MIAs) Land Use Compatibility Summary and Description

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
18d	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
18e	N	N	N	N	N	N	N	N	Not compatible with agriculture support functions, animal production or slaughter, forestry or logging, fishing, hunting, trapping or game preserves
18f	N	Y [3]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, max FAR 0.22 and NLR of 25-30; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
18g	Y	Y	Y	Y	Y	Y	Y	Y	Y
19a	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
19b	N	N	N	N	N	N	N	N	Not compatible with agriculture support functions, animal production or slaughter, forestry or logging, fishing, hunting, trapping or game preserves; no structures compatible
19c	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry

Appendix A - The Military Influence Areas (MIAs) Land Use Compatibility Summary and Description

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
19d	N	Y[3] NLR of 25	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); all other manufacturing not compatible	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, FAR 0.22 and NLR of 25-30; all other functions not compatible	N	FAR 0.11; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry
19e	N	Y[3] NLR of 30	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Passenger terminals and above-ground transmission lines not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, max FAR 0.22, NLR of 30; all other functions not compatible	N	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 30 for residential buildings related to agriculture and forestry
20a	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
20b	N	Y[2] NLR of 30	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and, R 0.56 and NLR of 30; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 and NLR of 30 for public administration, government functions and public safety	Max FAR 0.22; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 30 for residential buildings related to agriculture and forestry

Appendix A - The Military Influence Areas (MIAs) Land Use Compatibility Summary and Description

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
20c	N [1] If constructed, recommended maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2] NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety; NLR of 25-30	Max FAR 0.22; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry
20d	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
20e	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
20f	N	Y[3] NLR of 25	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); all other manufacturing not compatible	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, FAR 0.22 and NLR of 25-30; all other functions not compatible	N	FAR 0.11; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry

Appendix A - The Military Influence Areas (MIAs) Land Use Compatibility Summary and Description

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
20g	N	Y[3]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas max FAR 0.22 and NLR of 25-30; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
20h	Y[1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
20j	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
20k	Y	Y	Y	Y	Y	Y	Y	Y	Y
20m	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
20n	Y[1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry

Appendix A - The Military Influence Areas (MIAs) Land Use Compatibility Summary and Description

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
21a	N	Y[3] NLR of 25	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); all other manufacturing not compatible	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, FAR 0.22 and NLR of 25-30; all other functions not compatible	N	FAR 0.11; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry
21b	N [1] if constructed, recommended maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2] NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety; NLR of 25-30	Max FAR 0.22; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry
21c	N	Y[3]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
21d	Y [1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry

Appendix A - The Military Influence Areas (MIAs) Land Use Compatibility Summary and Description

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
21e	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
21f	Y	Y	Y	Y	Y	Y	Y	Y	Y
22a	Y	Y	Y	Y	Y	Y	Y	Y	Y
22b	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
22c	Y [1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
23a	Y	Y	Y	Y	Y	Y	Y	Y	Y
24a	Y	Y	Y	Y	Y	Y	Y	Y	Y
24b	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y

Appendix A - The Military Influence Areas (MIAs) Land Use Compatibility Summary and Description

LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
24c	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
24d	Y [1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry

[1] Strongly discouraged; where community determines these uses must be allowed, NLR 25-30 should be incorporated for structures and addtl site planning measures should be adopted to mitigate noise in outdoor areas; NLR of 35 for transient housing in DNL 75-79

[2] Maximum density recommendations:

FAR 0.22 for shopping centers/other retail;

FAR 0.28 for retail apparel and accessories, home furnishings and home equipment;

FAR 0.24 for grocery stores;

FAR of 0.14 in APZ I and FAR 0.28 in APZ II for automotive, marine, aircraft and accessories retail trade

Retail trade of building materials, hardware, and farm equipment compatible in >80 DNL with NLR of 35 in areas receiving public

[3] Retail trade of building materials, hardware, farm equipment, automotive, marine craft, aircraft and accessories compatible in APZ I with FAR of 0.14; Repair services compatible in APZ I with FAR of 0.11; all other retail not compatible

Definitions:

DNL	Day-Night Average Sound Level - A 24-hour average of noise exposure, measured in decibels, established by the Federal Aviation Administration
APZ	Accident Potential Zone - Areas with measurable potential for aircraft accidents following flight patterns; APZ I has a higher risk for aircraft
Clear Zone	A trapezoidal area located immediately after a runway and extended outward along a centerline; area has the highest potential risk for aircraft
FAR	Floor-Area Ratio - A measurement of the built environment (structures) compared to overall area (Total square footage of structure/total square
NLR	Noise Level Reduction - A measurement of numerical difference, measured in decibels, between interior noise level and exterior noise level

Appendix B - MIA Land Use Compatibility Methodology

Note: Compatibility derived from the Department of the Navy's ***OPNAVINST 11010.36B Land Use Compatibility Tables*** for air installations combined with the American Planning Association's ***Land-Based Classification Standards (LBCS)- Function Dimension*** . The *OPNAVINST 11010.36B* categorizes SLUCM land uses by DNL and AICUZ

		LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
1	1a	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**
	1b	**65-70**	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**Y [1]**	**Y**	**Y**	**Y**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25 for educational services, health and human services, and religious institutions**	**Y**	**Y**	**Y**
	1c	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**
	1d	65-70	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**Y [1]**	**Y**	**Y**	**Y**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25 for educational services, health and human services, and religious institutions**	**Y**	**Y**	**Y**
	1e	65-70	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
		APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y [2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
		Compatibility	**Y [1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y [2]**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Y**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible**	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety**	**Max FAR 0.22**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**

Appendix B - MIA Land Use Compatibility Methodology

		LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
6	6a	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	Y	Y	Y	Y	Y	Y	Y	Y	Y
	6b	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
		APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
		Compatibility	**Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y[2]**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Y**	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety**	**Max FAR 0.22**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**
	6c	65-70	Y[1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
		APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
		Compatibility	**Y[1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y[2]**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Y**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible**	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety**	**Max FAR 0.22**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**
	8a	70-75	N[1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**N[1]**	**NLR of 25**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25-30**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Y**	**NLR of 25 for residential buildings related to agriculture and forestry**
	8b	75-80	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**N**	**NLR of 30**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Sports and recreation compatible with NLR of 30; all other categories not compatible**	**Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Y**	**NLR of 30 for residential buildings related to agriculture and forestry**
		75-80	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
		APZ 1	N	Y[3]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry

		LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
8	8c	**Compatibility**	**N**	**Y[3] NLR of 30**	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)**	**Passenger terminals and above-ground transmission lines not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, max FAR 0.22, NLR of 30; all other functions not compatible**	**N**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); FAR 0.11**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 30 for residential buildings related to agriculture and forestry**
	8d	80-85	N	N	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Manufacturing professional, scientific, instruments, photographic equipment, optical goods, watches and clocks not compatible	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); communication not compatible; some projects may not be noise sensitive and development is compatible	N	N	N	Y	N
		APZ 1	N	Y[3]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
		Compatibility	**N**	**N**	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Passenger terminals, above-ground transmission lines and communication not compatible; NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**N**	**N**	**N**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**N**
	9a	70-75	N[1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**N[1]**	**NLR of 25**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25-30**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Y**	**NLR of 25 for residential buildings related to agriculture and forestry**

		LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
9	9b	75-80	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
		APZ 1	N	Y[1]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
		Compatibility	**N**	**Y[3] NLR of 30**	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)**	**Passenger terminals and above-ground transmission lines not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, max FAR 0.22, NLR of 30; all other functions not compatible	**N**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); FAR 0.11**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 30 for residential buildings related to agriculture and forestry**
	9c	80-85	N	N	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Manufacturing professional, scientific, instruments, photographic equipment, optical goods, watches and clocks not compatible	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); communication not compatible; some projects may not be noise sensitive and development is compatible	N	N	N	Y	residential buildings not compatible
		APZ 1	N	Y[1]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
		Compatibility	N	N	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Passenger terminals, above-ground transmission lines and communication not compatible; NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**N**	**N**	**N**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**N**
16	16a	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	Y	Y	Y	Y	Y	Y	Y	Y	Y
	16b	65-70	Y[1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**Y[1]**	**Y**	**Y**	**Y**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25 for educational services, health and human services, and religious institutions**	**Y**	**Y**	**Y**

		LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
17	17a	70-75	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**N [1]**	**NLR of 25**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25-30**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Y**	**NLR of 25 for residential buildings related to agriculture and forestry**
	17b	65-70	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**Y [1]**	**Y**	**Y**	**Y**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25 for educational services, health and human services, and religious institutions**	**Y**	**Y**	**Y**
	17c	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	Y	Y	Y	Y	Y	Y	Y	Y	Y
	18a	80-85	N	N	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Manufacturing professional, scientific, instruments, photographic equipment, optical goods, watches and clocks not compatible	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); communication not compatible; some projects may not be noise sensitive and development is compatible	N	N	N	Y	N
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**N**	**N**	**NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Manufacturing professional, scientific, instruments, photographic equipment, optical goods, watches and clocks not compatible**	**NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); communication not compatible; some projects may not be noise sensitive and development is compatible**	**N**	**N**	**N**	**Y**	**N**
	18b	75-80	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**N**	**NLR of 30**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Sports and recreation compatible with NLR of 30; all other categories not compatible**	**Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Y**	**NLR of 30 for residential buildings related to agriculture and forestry**

	LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
18c	70-75	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
	No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Compatibility	**N [1]**	**NLR of 25**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25-30**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Y**	**NLR of 25 for residential buildings related to agriculture and forestry**
18 18d	65-70	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
	No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Compatibility	**Y [1]**	**Y**	**Y**	**Y**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25 for educational services, health and human services, and religious institutions**	**Y**	**Y**	**Y**
18e	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Clear Zone	N	N	N	N	N	N	N	N	Not compatible with agriculture support functions, animal production or slaughter, forestry or logging, fishing, hunting, trapping or game preserves
	Compatibility	**N**	**N**	**N**	**N**	N	**N**	**N**	**N**	**Not compatible with agriculture support functions, animal production or slaughter, forestry or logging, fishing, hunting, trapping or game preserves**

	LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
18f	65-70	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
	APZ 1	N	Y [3]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
	Compatibility	**N**	**Y [3]**	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible**	**Passenger terminals and above-ground transmission lines not compatible**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, max FAR 0.22 and NLR of 25-30; all other functions not compatible**	**N**	**FAR 0.11**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**
18g	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
	No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Compatibility	Y	Y	Y	Y	Y	Y	Y	Y	Y
19a	70-75	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
	No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Compatibility	**N [1]**	**NLR of 25**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25-30**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Y**	**NLR of 25 for residential buildings related to agriculture and forestry**
19b	75-80	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
	Clear Zone	N	N	N	N	N	N	N	N	Not compatible with agriculture support functions, animal production or slaughter, forestry or logging, fishing, hunting, trapping or game preserves; no structures compatible
	Compatibility	**N**	**N**	**N**	**N**	N	**N**	**N**	**N**	**Not compatible with agriculture support functions, animal production or slaughter, forestry or logging, fishing, hunting, trapping or game preserves; no structures compatible**

		LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
19	19c	75-80	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**N**	**NLR of 30**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Sports and recreation compatible with NLR of 30; all other categories not compatible**	**Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Y**	**NLR of 30 for residential buildings related to agriculture and forestry**
	19d	70-75	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
		APZ 1	N	Y [3]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
		Compatibility	**N**	**Y [3] NLR of 25**	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); all other manufacturing not compatible**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Passenger terminals and above-ground transmission lines not compatible**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, FAR 0.22 and NLR of 25-30; all other functions not compatible**	**N**	**FAR 0.11; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry**
	19e	75-80	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
		APZ 1	N	Y [3]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
		Compatibility	**N**	**Y [3] NLR of 30**	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)**	**Passenger terminals and above-ground transmission lines not compatible; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, max FAR 0.22, NLR of 30; all other functions not compatible**	**N**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); FAR 0.11**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 30 for residential buildings related to agriculture and forestry**

	LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
20a	75-80	**N**	**NLR of 30**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	Sports and recreation compatible with NLR of 30; all other categories not compatible	**Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Y**	**NLR of 30 for residential buildings related to agriculture and forestry**
	No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Compatibility	**N**	**NLR of 30**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	Sports and recreation compatible with NLR of 30; all other categories not compatible	**Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Y**	**NLR of 30 for residential buildings related to agriculture and forestry**
20b	75-80	N	NLR of 30	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Sports and recreation compatible with NLR of 30; all other categories not compatible	Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 30 for residential buildings related to agriculture and forestry
	APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
	Compatibility	**N**	**Y[2] NLR of 30**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and, R 0.56 and NLR of 30; all other functions not compatible**	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 and NLR of 30 for public administration, government functions and public safety**	**Max FAR 0.22; NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 30 for residential buildings related to agriculture and forestry**
20c	70-75	N[1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
	APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
	Compatibility	**N[1]; If constructed, recommended maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y[2] NLR of 25**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible**	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety; NLR of 25-30**	**Max FAR 0.22; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry**

	LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
20d	70-75	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
	No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Compatibility	**N [1]**	**NLR of 25**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25-30**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Y**	**NLR of 25 for residential buildings related to agriculture and forestry**
20e	65-70	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
	No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Compatibility	**Y [1]**	**Y**	**Y**	**Y**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25 for educational services, health and human services, and religious institutions**	**Y**	**Y**	**Y**
20f	70-75	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
	APZ 1	N	Y [3]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
	Compatibility	**N**	**Y [3] NLR of 25**	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); all other manufacturing not compatible**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Passenger terminals and above-ground transmission lines not compatible**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, FAR 0.22 and NLR of 25-30; all other functions not compatible**	**N**	**FAR 0.11; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry**

20

	LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
20g	65-70	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
	APZ 1	N	Y [3]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
	Compatibility	**N**	**Y [3]**	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible**	**Passenger terminals and above-ground transmission lines not compatible**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas max FAR 0.22 and NLR of 25-30; all other functions not compatible**	**N**	**FAR 0.11**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**
20h	65-70	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
	APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y [2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
	Compatibility	**Y [1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y [2]**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Y**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible**	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety**	**Max FAR 0.22**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**
20j	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
	APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y [2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
	Compatibility	**Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y [2]**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Y**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible**	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety**	**Max FAR 0.22**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**
20k	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
	No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Compatibility	Y	Y	Y	Y	Y	Y	Y	Y	Y

	LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
20m	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
	APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
	Compatibility	**Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y[2]**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Y**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible**	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety**	**Max FAR 0.22**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**
20n	65-70	Y[1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
	APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
	Compatibility	**Y[1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y[2]**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Y**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible**	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety**	**Max FAR 0.22**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**
21a	70-75	N[1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
	APZ 1	N	Y[3]	Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible	Passenger terminals and above-ground transmission lines not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22; all other functions not compatible	N	FAR 0.11	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
	Compatibility	**N**	**Y[3] NLR of 25**	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); all other manufacturing not compatible**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Passenger terminals and above-ground transmission lines not compatible**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas, FAR 0.22 and NLR of 25-30; all other functions not compatible**	**N**	**FAR 0.11; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry**

		LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
21	21b	70-75	N [1]	NLR of 25	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25-30	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise sensitive areas)	Y	NLR of 25 for residential buildings related to agriculture and forestry
		APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
		Compatibility	**N [1]; If constructed, recommended maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y[2] NLR of 25**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible**	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety; NLR of 25-30**	**Max FAR 0.22; NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry; NLR of 25 for residential buildings related to agriculture and forestry**
	21c	65-70	**Y [1]**	**Y**	**Y**	**Y**	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	**NLR of 25 for educational services, health and human services, and religious institutions**	**Y**	**Y**	**Y**
		APZ 1	**N**	**Y[3]**	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible**	**Passenger terminals and above-ground transmission lines not compatible**	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22; all other functions not compatible	**N**	**FAR 0.11**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**
		Compatibility	**N**	**Y[3]**	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible**	**Passenger terminals and above-ground transmission lines not compatible**	**Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible**	**N**	**FAR 0.11**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**
	21d	65-70	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
		APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
		Compatibility	**Y [1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y[2]**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Y**	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety**	**Max FAR 0.22**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**

		LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
	21e	65-70	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	**Y [1]**	**Y**	**Y**	**Y**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25 for educational services, health and human services, and religious institutions**	**Y**	**Y**	**Y**
	21f	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	Y	Y	Y	Y	Y	Y	Y	Y	Y
	22a	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	Y	Y	Y	Y	Y	Y	Y	Y	Y
	22b	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
		APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
		Compatibility	**Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y[2]**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Y**	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety**	**Max FAR 0.22**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**
22	22c	65-70	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
		APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
		Compatibility	**Y [1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y[2]**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Y**	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety**	**Max FAR 0.22**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**
23	23a	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	Y	Y	Y	Y	Y	Y	Y	Y	Y
	24a	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
		No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
		Compatibility	Y	Y	Y	Y	Y	Y	Y	Y	Y

	LBCS Function Codes	1000 Residence or accommodation	2000 General sales or service	3000 Manufacturing and wholesale trade	4000 Transportation, communication, information and utilities	5000 Arts, entertainment and recreation	6000 Education, public administration, health care and other institutions	7000 Construction-related businesses	8000 Mining and extraction establishments	9000 Agriculture, forestry, fishing and hunting
24b	65-70	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
	No APZ	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Compatibility	**Y [1]**	**Y**	**Y**	**Y**	**NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise**	**NLR of 25 for educational services, health and human services, and religious institutions**	**Y**	**Y**	**Y**
24c	<65	Y	Y	Y	Y	Y	Y	Y	Y	Y
	APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
	Compatibility	**Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y[2]**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Y**	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety**	**Max FAR 0.22**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**
24d	65-70	Y [1]	Y	Y	Y	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise	NLR of 25 for educational services, health and human services, and religious institutions	Y	Y	Y
	APZ 2	Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible	Y[2]	Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services	Y	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety	Max FAR 0.22	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry
	Compatibility	**Y [1]; Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**Y[2]**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Y**	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56 with NLR of 25-30 plus additional site planning measures to mitigate outdoor noise; all other functions not compatible	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety**	**Max FAR 0.22**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**

24

[1] Strongly discouraged; where community determines these uses must be allowed, NLR 25-30 should be incorporated for structures and addtl site planning measures should be adopted to mitigate noise in outdoor areas; NLR of 35 for transient housing in DNL 75-79

[2] Maximum density recommendations:

FAR 0.22 for shopping centers/other retail;

FAR 0.28 for retail apparel and accessories, home furnishings and home equipment;

FAR 0.24 for grocery stores;

FAR of 0.14 in APZ I and FAR 0.28 in APZ II for automotive, marine, aircraft and accessories retail trade

Retail trade of building materials, hardware, and farm equipment compatible in >80 DNL with NLR of 35 in areas receiving public

[3] Retail trade of building materials, hardware, farm equipment, automotive, marine craft, aircraft and accessories compatible in APZ I with FAR of 0.14; Repair services compatible in APZ I with FAR of 0.11; all other retail not compatible

Definitions:

DNL	Day-Night Average Sound Level - A 24-hour average of noise exposure, measured in decibels, established by the Federal Aviation
APZ	Accident Potential Zone - Areas with measurable potential for aircraft accidents following flight patterns; APZ I has a higher risk for aircraft
Clear Zone	A trapezoidal area located immediately after a runway and extended outward along a centerline; area has the highest potential risk for aircraft
FAR	Floor-Area Ratio - A measurement of the built environment (structures) compared to overall area (Total square footage of structure/total

FUNCTION CODE	LBCS FUNCTION DIMENSION	65-69 DNL	70-74 DNL	75-79 DNL	80-85 DNL	APZ 2	APZ 1	Clear Zone	Recommendations
1000	**Residence or accommodation**	**Y** [1]	**N** [1]	**N**	**N**	**Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**N**	**N**	[1] Strongly discouraged; where community determines these uses must be allowed, NLR 25-30 should be incorporated for structures and addtl site planning measures should be adopted to mitigate noise in outdoor areas; NLR of 35 for transient housing in DNL 75-79
2000	**General sales or service**	**Y**	**NLR of 25**	**NLR of 30**	**N**	**Y**[2]	**Y**[3]	**N**	[2] Maximum density recommendations: FAR 0.22 for shopping centers/other retail; FAR 0.28 for retail apparel and accessories, home furnishings and home equipment; FAR 0.24 for grocery stores; FAR of 0.14 in APZ I and FAR 0.28 in APZ II for automotive, marine, aircraft and accessories retail trade Retail trade of building materials, hardware, and farm equipment compatible in >80 DNL with NLR of 35 in areas receiving public [3] Retail trade of building materials, hardware, farm equipment, automotive, marine craft, aircraft and accessories compatible in APZ I with FAR of 0.14; Repair services compatible in APZ I with FAR of 0.11; all other retail not compatible
3000	**Manufacturing and wholesale trade**	**Y**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Manufacturing professional, scientific, instruments, photographic equipment, optical goods, watches and clocks not compatible**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible**	**N**	
4000	**Transportation, communication, information and utilities**	**Y**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); communication not compatible; some projects may not be noise sensitive and development is compatible**	**Y**	**Passenger terminals and above-ground transmission lines not compatible**	**N**	Solid waste disposal (e.g. landfills, incineration) not compatible in APZ I or II
5000	**Arts, entertainment and recreation**	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should	Sports and recreation compatible with NLR of 30; all other categories not compatible	N	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22; all other functions not compatible	N	outdoor amphitheaters and music shells not compatible with DNL >65; Outdoor sports arenas, fairgrounds, amusement parks, arcades, miniature golf, driving ranges, and pool halls not compatible with DNL >75; Outdoor sports arenas, auditoriums, and public assembly (e.g. community center, recreation center) not compatible in APZ I or II
6000	**Education, public administration, health care and other institutions**	**NLR of 25 for educational services, health and human services, and religious institutions**	**NLR of 25-30**	**Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety**	**N**	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22- 0.24 for public administration, government functions and public safety**	**N**	**N**	Cemeteries compatible in APZ I and II and DNL >80 with NLR 25-35 standards in portion of buildings receiving public; chapels not compatible with APZ I or II
7000	**Construction-related businesses**	**Y**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**N**	**Max FAR 0.22**	**FAR 0.11**	**N**	
8000	**Mining and extraction establishments**	**Y**	**Y**	**Y**	**Y**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**N**	
9000	**Agriculture, forestry, fishing and hunting**	**Y**	**NLR of 25 for residential buildings related to agriculture and forestry**	**NLR of 30 for residential buildings related to agriculture and forestry**	**residential buildings not compatible**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**	**Not compatible with agriculture support functions, animal production or slaughter, forestry or logging, fishing, hunting, trapping or game preserves; no structures compatible**	NLR of 25-35 for residential buildings in 65-80 DNL areas; residential buildings not compatible for DNL >80; no structures compatible with Clear Zone

Definitions:

DNL	Day-Night Average Sound Level - A 24-hour average of noise exposure, measured in decibels, established by the Federal Aviation
APZ	Accident Potential Zone - Areas with measurable potential for aircraft accidents following flight patterns; APZ I has a higher risk for aircraft
Clear Zone	A trapezoidal area located immediately after a runway and extended outward along a centerline; area has the highest potential risk for
FAR	Floor-Area Ratio - A measurement of the built environment (structures) compared to overall area (Total square footage of structure/total
NLR	Noise Level Reduction - A measurement of numerical difference, measured in decibels, between interior noise level and exterior noise

	LBCS Function	65-69 DNL	70-74 DNL	75-79 DNL	80-85 DNL	APZ 2	APZ 1	Clear Zone	Recommendations
1000	**Residence or accommodation**	**Y** [1]	**N** [1]	**N**	**N**	**Maximum density 1-2 dwelling units per acre; housing services for elderly, hotels and motels not compatible**	**N**	**N**	[1] Strongly discouraged for DNL 70-74 and discouraged for DNL 65-69; where community determines these uses must be allowed, NLR 25-30 should be incorporated for structures and addtl site planning measures should be adopted to mitigate noise in outdoor areas; NLR of 35 for transient housing in DNL 75-79; mobile home parks not compatible in DNL >65
1100	*Private household*	**Y** [1]	N [1]	N	N	Maximum density 1-2 dwelling units per acre	N	N	
1200	*Housing services for the elderly*	**Y** [1]	N [1]	N	N	N	N	N	
1300	*Hotels, motels or other accommodations*	**Y** [1]	N [1]	N	N	N	N	N	
2000	**General sales or service**	**Y**	**NLR of 25**	**NLR of 30**	**N**	**Y**[2]	**Y**[3]	**N**	[2] Maximum density recommendations: FAR 0.22 for shopping centers/other retail; FAR 0.28 for retail apparel and accessories, home furnishings and home equipment; FAR 0.24 for grocery stores; FAR of 0.14 in APZ I and FAR 0.28 in APZ II for automotive, marine, aircraft and accessories retail trade Retail trade of building materials, hardware, and farm equipment compatible in >80 DNL with NLR of 35 in areas receiving public [3] Retail trade of building materials, hardware, farm equipment, automotive, marine craft, aircraft and accessories compatible in APZ I with FAR of 0.14; Repair services compatible in APZ I with FAR of 0.11; all other retail not compatible
2100	*Retail sales or service*	Y	NLR of 25	NLR of 30	N	Y[2]	Y[3]	N	
2200	*Finance and insurance*	Y	NLR of 25	NLR of 30	N	Y[2]	N	N	
2300	*Real estate, rental and leasing*	Y	NLR of 25	NLR of 30	N	Y[2]	N	N	
2400	*Business, professional, scientific and technical services*	Y	NLR of 25	NLR of 30	N	Y[2]	N	N	
2500	*Food services*	Y	NLR of 25	NLR of 30	N	Y[2]	N	N	
2600	*Personal services*	Y	NLR of 25	NLR of 30	N	Y[2]	N	N	
2700	*Pet and animal sales or service (except veterinary)*	Y	NLR of 25	NLR of 30	N	Y[2]	N	N	
3000	**Manufacturing and wholesale trade**	**Y**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); Manufacturing professional, scientific, instruments, photographic equipment, optical goods, watches and clocks not compatible**	**Max FAR 0.56 for manufacturing of food, textiles, wood, paper and printing products and misc. manufacturing; apparel, products made from fabrics, chemicals, petroleum refining, metals, machinery and electronics manufacturing not compatible; Max FAR of 2.0 for warehouses and storage services**	**Max FAR of 0.28 for wholesale trade and manufacturing of wood, paper, furniture, printing products and applicable misc. manufacturing (not including stone, clay, glass, primary or fabricated metal); Max FAR 1.0 for warehouses and storage services; all other manufacturing not compatible**	**N**	
3100	*Food, textiles and related products*	Y	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.56; products made from fabrics/textiles not compatible	N	N	
3200	*Wood, paper and printing products*	Y	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.56	Max FAR 0.28	N	
3300	*Chemicals and metals, machinery and electronics manufacturing*	Y	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	N	N	N	Includes chemicals, petroleum refining, rubber and plastics manufacturing
3400	*Misc. manufacturing*	Y	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.56	Max FAR 0.28	N	Stone, clay, glass, primary and fabricated metal manufacturing not compatible in APZ 1
3500	*Wholesale trade establishment*	Y	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 0.56	Max FAR 0.28	N	
3600	*Warehouse and storage services*	Y	NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)	Max FAR 2.0	Max FAR 1.0	N	
4000	**Transportation, communication, information and utilities**	**Y**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 35 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas); communication not compatible; some projects may not be noise sensitive and development is compatible**	**Y**	**Passenger terminals and above-ground transmission lines not compatible**		Solid waste disposal (e.g. landfills, incineration) not compatible in APZ I or II
4100	*Transportation Services*	Y	NLR of 25	NLR of 30	NLR of 35	Y	No passenger terminals	N	
4200	*Communications and information*	Y	NLR of 25	NLR of 30	N	Y	No above-ground transmission lines	N	
4300	*Utilities and utility services*	Y	NLR of 25	NLR of 30	NLR of 35	Y	No above-ground transmission lines	N	Solid waste disposal (e.g. landfills, incineration) not compatible in APZ I or II
5000	**Arts, entertainment and recreation**	NLR of 25 for performing arts, museums, or special purpose recreational institutions (e.g. zoos, arboretum); sports and recreation compatible, with NLR of 25 for DNL 70-75; camps, camping and parks not usually compatible, but if allowed, should incorporate NLR of 25-30 plus additional site planning measures to mitigate outdoor noise		Sports and recreation compatible with NLR of 30; all other categories not compatible	**N**	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.56; all other functions not compatible	Sports, recreation and parks compatible with low intensity facilities, no tot lots or public gathering areas and max FAR 0.22; all other functions not compatible	**N**	outdoor amphitheaters and music shells not compatible with DNL >65; Outdoor sports arenas, fairgrounds, amusement parks, arcades, miniature golf, driving ranges, and pool halls not compatible with DNL >75; Outdoor sports arenas, auditoriums, and public assembly (e.g. community center, recreation center) not compatible in APZ I or II
5100	*Performing arts or supporting establishment*	NLR of 25	NLR of 30	N	N	N	N	N	outdoor amphitheaters and music shells not compatible with DNL >65
5200	*Museums and other special purpose recreational institutions*	NLR of 25	NLR of 30	N	N	N	N	N	
5300	*Amusement, sports or recreation establishment*	Y	NLR of 25	NLR of 30	N	Low intensity facilities; no tot lots or public gathering areas; Max FAR 0.56	Low intensity facilities; no tot lots or public gathering areas; Max FAR 0.22	N	Outdoor sports arenas, fairgrounds, amusement parks, arcades, miniature golf, driving ranges, and pool halls not compatible with DNL >75; Outdoor sports arenas, auditoriums, and public assembly (e.g. community center, recreation center) not compatible in APZ I or II
5400	*Camps, camping or related establishments*	Discouraged; where community determines these uses must be allowed, NLR 25-30 and addtl site planning measures		N	N	N	N	N	
5500	*Natural and other recreational parks*	Discouraged; where community determines these uses must be allowed, NLR 25-30 and addtl site planning measures		N	N	Low intensity facilities; no tot lots or public gathering areas; Max FAR 0.56	Low intensity facilities; no tot lots or public gathering areas; Max FAR 0.22	N	

LBCS Function		65-69 DNL	70-74 DNL	75-79 DNL	80-85 DNL	APZ 2	APZ 1	Clear Zone	Recommendations
6000	**Education, public administration, health care and other institutions**	**NLR of 25 for educational services, health and human services, and religious institutions**	**NLR of 25-30**	**Not compatible with educational services, health and human services, and religious institutions; NLR of 30 for public administration, government functions and public safety**	**N**	**Not compatible with educational services, health and human services, and religious institutions; Max FAR 0.22-0.24 for public administration, government functions and public safety**	**N**	**N**	Cemeteries compatible in APZ I and II and DNL >80 with NLR 25-35 standards in portion of buildings receiving public; chapels not compatible with APZ I or II
6100	*Educational services*	NLR of 25	NLR of 30	N	N	N	N	N	
6200	*Public administration*	Y	NLR of 25	NLR of 30	N	Max FAR 0.24	N	N	
6300	*Other government functions*	Y	NLR of 25	NLR of 30	N	Max FAR 0.24	N	N	
6400	*Public safety*	Y	NLR of 25	NLR of 30	N	Max FAR 0.24	N	N	
6500	*Health and human services*	NLR of 25	NLR of 30	N	N	N	N	N	
6600	*Religious institutions*	NLR of 25	NLR of 30	N	N	N	N	N	
6700	*Death care services*	Y	NLR of 25	NLR of 30	N	Max FAR 0.22	N	N	Cemeteries compatible in APZ I and II and DNL >80 with NLR 25-35 standards in portion of buildings receiving public; chapels not compatible with APZ I or II
6800	*Associations, non-profit organizations, etc.*	Y	NLR of 25	NLR of 30	N	Max FAR 0.22	N	N	
7000	**Construction-related businesses**	**Y**	**NLR of 25 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**NLR of 30 in areas where public is received (e.g. office areas, lobbies, noise-sensitive areas)**	**N**	**Max FAR 0.22**	**FAR 0.11**	**N**	
7100	*Building, developing and general contracting*	Y	NLR of 25	NLR of 30	N	FAR 0.22	FAR 0.11	N	
7200	*Machinery-related*	Y	NLR of 25	NLR of 30	N	FAR 0.22	FAR 0.11	N	
7300	*Special trade contractor*	Y	NLR of 25	NLR of 30	N	FAR 0.22	FAR 0.11	N	
7400	*Heavy construction*	Y	NLR of 25	NLR of 30	N	FAR 0.22	FAR 0.11	N	
8000	**Mining and extraction establishments**	**Y**	**Y**	**Y**	**Y**	**Max FAR 0.56; no activity which produces smoke, glare, or involves explosives**	**Max FAR 0.28; no activity which produces smoke, glare, or involves explosives**	**N**	
8100	*Oil and natural gas*	Y	Y	Y	Y	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	N	
8200	*Metals (iron, copper, etc.)*	Y	Y	Y	Y	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	N	
8300	*Coal*	Y	Y	Y	Y	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	N	
8400	*Nonmetallic mining*	Y	Y	Y	Y	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	N	
8500	*Quarrying and stone cutting establishment*	Y	Y	Y	Y	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	N	
9000	**Agriculture, forestry, fishing and hunting**	**Y**	**NLR of 25 for residential buildings related to agriculture and forestry**	**NLR of 30 for residential buildings related to agriculture and forestry**	**residential buildings not compatible**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**	**Compatible with structures with max FAR 0.56; no activity which produces smoke, glare, or involves explosives; not compatible with feedlots or intensive animal husbandry**	**Not compatible with agriculture support functions, animal production or slaughter, forestry or logging, fishing, hunting, trapping or game preserves**	NLR of 25-35 for residential buildings in 65-80 DNL areas; residential buildings not compatible for DNL >80; no structures compatible with Clear Zone
9100	*Crop production*	**Y**	**NLR of 25 for residential buildings**	**NLR of 30 for residential buildings**	residential buildings not compatible	Y	Y	Y	NLR of 25-35 for residential buildings in 65-80 DNL areas; residential buildings not compatible for DNL >80; no structures compatible with Clear Zone
9200	*Support functions for agriculture*	**Y**	**NLR of 25 for residential buildings**	**NLR of 30 for residential buildings**	residential buildings not compatible	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	N	NLR of 25-35 for residential buildings in 65-80 DNL areas; residential buildings not compatible for DNL >80
9300	*Animal production including slaughter*	**Y**	**NLR of 25 for residential buildings**	**NLR of 30 for residential buildings**	residential buildings not compatible	Not compatible with feedlots or intensive animal husbandry	Not compatible with feedlots or intensive animal husbandry	N	NLR of 25-30 for residential buildings in 65-75 DNL areas
9400	*Forestry and Logging*	**Y**	**NLR of 25 for residential buildings**	**NLR of 30 for residential buildings**	residential buildings not compatible	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	N	NLR of 25-35 for residential buildings in 65-80 DNL areas; residential buildings not compatible for DNL >80
9500	*Fishing, Hunting, Trapping and Game Preserves*	Y	Y	Y	Y	Max FAR 0.56; no activity which produces smoke, glare, or involves explosives	Max FAR 0.28; no activity which produces smoke, glare, or involves explosives	N	
9900	*Unclassified Function*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Compatibility determined on case-by-case basis

Definitions

DNL Day-Night Average Sound Level - A 24-hour average of noise exposure, measured in decibels, established by the Federal Aviation Administration (FAA) as a community noise

APZ Accident Potential Zone - Areas with measurable potential for aircraft accidents following flight patterns; APZ I has a higher risk for aircraft accidents that APZ II, which is at a further distance from runway

Clear Zone A trapezoidal area located immediately after a runway and extended outward along a centerline; area has the highest potential risk for aircraft accidents

FAR Floor-Area Ratio - A measurement of the built environment (structures) compared to overall area (Total square footage of structure/total square footage of land)

NLR Noise Level Reduction - A measurement of numerical difference, measured in decibels, between interior noise level and exterior noise level

Appendix D
JLUS Implementation Tools

Potential Implementation Tools

JLUS for NAS/JRB New Orleans

Topic Area	Tool	Definition	PRO	CON	Implementation Responsibility	NO	Category
Communications/Information	Improve communications through updated web sites	Provide JLUS information and any other relevant AICUZ or related land use/ noise conflict information website. Update information on a regular basis	Information is readily accessible 24/7; Can be incorporated into existing website(s)	Maintenance and update of information	Local Governments (in cooperation with DoD)	1	**Neutral Ground**
	Request FAA briefing (not a study) on application of FAR Part 150 to uses in JLUS study area	FAA Part 150 may have noise impact mitigation and other measures applicable. Request FAA to provide briefing in potential applications	Provides consistent information source on program to the general community	Some in the community may not choose to take advantage of this information	FAA and Local Governments	2	**Neutral Ground**
	Update educational materials explaining noise, AICUZ, and real estate disclosure	New brochures (with AICUZ maps) discussing specifics of noise contours, AICUZ, and NAVY operations	Provides consistent information source on program	Information very technical - needs to be as non-technical as possible; time required to prepare materials	Navy (in cooperation with Local Governments)	4	**Neutral Ground**
	Enhanced use of Community Planning Liaison Officer	To provide information on relevant civilian programs, projects, planning, and services from DOD's perspective; offer coordination with State Planning Office (or equivalent)	Provides a single point of contact between Base and local community	None apparent	Navy (in cooperation with DoD and Local Governments), State Planning Office (or equivalent)	5	**Neutral Ground**
Coordination /Organization	Create JLUS Regional Coordinating Committee to include the military facilities and local governments	Multi-stakeholder committee with will continue dialogue and monitoring of JLUS recommendations and future land use impacts	Continues work toward concensus on critical issues and items	May not have complete stakeholder participation	Local Governments, DoD, RPC, Navy	6	**Neutral Ground**
Planning and Public Policy	Revise Future Land Use Plan / Zoning Districts and Rezoning Process	Incorporate appropriate planning concepts with regard to minimizing inappropriate land uses with regard to the continuing mission of NAS/JRB	Builds implementation tools rooted in consensus which have "teeth"; integrates with larger rezoning process	Open to waiver and revision through implementation process; requires time and budget to complete; some opposition expected	Local Governments, Community, Landowners	7	**Regulatory**
	Adoption of Airport Environs Ordinances that establishes an overlay district: Military Airport Zone	Serve as overlay districts, within which growth management policies and regulatory techniques shall guide land use activities and construction	Builds implementation tools rooted in consensus which have "teeth"; can be revised as needed specifically for MIPD needs	Open to waiver and revision through implementation process; requires time and budget to complete; some opposition expected	Local Governments (with assistance from FAA), Community, Landowners	8	**Regulatory**
	Create a Master Land Development Plan and Design Guidelines	Establish a comprehensive vision for all local governments within the Noise Zones and APZ/CZ zones that can be shared by the local, regional, state, private and public sector stakeholders	Identifies optimum implementation method(s), serves as a guide to local decisions; build upon current community practices and plans	May not be translated into measures which have "teeth"; requires time and budget to complete; some opposition expected	Local Governments (in cooperation with community, DoD, Navy), Community, Landowners	9	**Planning**
	Create a Noise Mitigation Plan	Developed through the leadership and effort of all local governments in the Noise Zones and APZ/CZ zones	Identifies all appropriate measures taken to address and mitigate noise issues	Could result in actions which could be viewed as disruptive to neighborhoods	Local Governments, FAA, DoD and other funding sources	10	**Planning**

Potential Implementation Tools

JLUS for NAS/JRB New Orleans

Topic Area	Tool	Definition	PRO	CON	Implementation Responsibility	NO	Category
Planning and Public Policy	Enforce development restrictions on existing easements	Enforce development restrictions on existing easements to ensure AICUZ compatible development around airfield	Prevents incompatible land uses from being found in sensitive areas	Opposition from community an/or landowners	Navy (in cooperation with Local Governments)	11	**Neutral Ground**
	Seek DoD input on community facility (parks/recreation sites, community centers, library, schools, auditoriums) citing boards/ decisions	Consult DoD on citing decisions to review sites	Helps make sure that facilities are not constructed in areas where it would be incompatible with the results of the AICUZ and APZ areas	None apparent	Local Government, DoD, School Baords (Public and Private), Recreation Boards, Library Boards	12	**Planning**
	Appearance Overlay Zone Within Commercial Areas	Identify standards of design for site design elements such as freestanding signs, lights, monopoles, landscape, in commercial areas around and within runway approaches	Minimizes opportunity to create potential obstructions/glare issues	May not be favored by all developers or waved through action of local government	Local Governments (in cooperation with DoD)	32	**Regulatory**
	Use as a tool within local Planning Departments	Provide information and training to local building and planning officials on how to use the JLUS recommendations	Provide consistent message on purpose and outcomes of JLUS	Noe enforceable; additional request made on local planning departments	Local Governments	33	**Planning**
	Coordination with Local Planning Initiatives (Comprehensive Plan)	Provide information and recommendations to local comprehensive efforts as technical input	Provide broad public information and input on the JLUS process and outcome	Presents opportunity for uninformed to reverse critical JLUS decisions; longer timeline to complete than JLUS; not focused on MIPD	Local Governments (with assistance from Community, Navy and DoD)	34	**Planning**
Real Estate Measures	Early Disclosure	Disclosure of structure's location within AICUZ noise zones and/or within APZs at the initial advertisement of property (e.g., multiple listing service database). Ensure early disclosure is being followed and educate agents of proper language/timing	Provide for informed decision-making prior to making a purchase; protects MIPD to some degree from future litigation	Concerns that information reduces desirability of some developed areas for purchase	Local government, LA Real Estate Commission, Realtors Associations	13	**Neutral Ground**
Acquisition	Create an Avigation Easement Program	Provide guidance for new development within the AICUZ footprint	Increased protection from incompatible development	Might be timely/costly to negotiate based upon the number of property owners involved	Navy (with assistance from DoD and Local Government)	14	**Compensatory**
	Pursue purchase of impacted properties in the CZ, APZ I, and APZ II	Reduction of inappropriate land uses through voluntary acquisition of properties, funded by the state or federal government	Protection from incompatible development; Protects the health, safety, welfare of community and its future residents	Funding sources not readily apparent for implementation	Local Governments, FAA, DoD and other funding sources	15	**Compensatory**

Potential Implementation Tools

JLUS for NAS/JRB New Orleans

Topic Area	Tool	Definition	PRO	CON	Implementation Responsibility	NO	Category
Acqusition (cont'd)	Land Banking	A system in which an entity, such as the local governing body, acquires a substantial amount of land available for future development. Land banking differs from permanent acquisition in that it places the land in a temporary holding status to be turned over for development at a future date.	Allows for more control of future development, reducing incompatibility; protects health, safety, welfare	May remove some desirable areas from immediate development	Local Governments (with assistance from Navy and DoD)	16	**Compensatory**
	Pursue funding for DOD Conservation Land Purchase	Partnerships with local, state, and non-profit conservation entities to acquire land around military installations to prevent further encroachment and preserve open space	Eliminates incompatible land uses (Note: Program in place to help fund such opportunities)	Establishes need for long-term maintenance of open spaces	Navy, DoD, Local Governments, partners and/or entities	17	**Compensatory**
	Create a Conservation Easement Program (Transfer of Development Rights)	Purchase right to maintain areas which are natural, open space or available for agricultural in their current state - owner retains to property and right to use property in accordance with the easement.	Eliminates incompatible land uses; donation of easement might be tax deductable	Funding sources for purchase of easement required	Navy, DoD, Local Governments, partners and/or entities	18	**Compensatory**
	Source of Implementation Funds	Identify a funding source to finance acquisition of property or easements (General fund, grants, Special Use tax, TIF District, other, etc.)	Utilizing a variety of funding sources helps minimize direct cost to local government	Some funding sources require approval of local voters/residents prior to use	Navy, DoD, Local Governments, RPC, partners and/or entities	35	**Compensatory**
Sound Attenuation	Implement noise attenuation requirements for certain non-residential structures	Require noise attenuation for certain non-residential noise-sensitive structures (churches, office buildings, hospitals, etc.)	Provide additional noise protection	Totally voluntary, there is no regulatory means to assure participation or cover cost	Local Governments, State Legislature, DoD	19	**Regulatory**
	Strengthen building codes	Modify existing state building codes to meet identified Noise Reduction Levels (NRLs)	Provide for an assured level of noise protection as part of all new construction/major renovations	Requires approval of state legislature to enact	Local Governments, State Legislature, DoD	20	**Regulatory**
	Sound Attenuation Program	Common practices already incorporated into most new construction. Becomes voluntary program in the 65+ DNL areas to sound insulate older homes, with the cost paid for by homeowners	Most newer construction will comply, some voluntary measures may qualify for energy tax credits	May not be cost efficient to update/upgrade all structures	Local Governments (in cooperation with Home Builders Association, Navy and DoD)	21	**Regulatory**
	Ensure building code enforcement	Ensure contracted builders are following increased standards in noise contours	Provide for an assured level of noise protection as part of all new construction/major renovations	Might require additional resources including funding/staffing/training to address	Local Governments and Building Associations	22	**Neutral Ground**
Infrastructure	Storm Water Drainage Assessment (Low Impact Development (LID) Strategy)	Reduce the volume of runoff to the base and decentralize flows	Allows base to maintain and manage their own stormwater needs within their campus	None apparent	Local Governments, developers and property owners	29	**Planning**

Potential Implementation Tools

JLUS for NAS/JRB New Orleans

Topic Area	Tool	Definition	PRO	CON	Implementation Responsibility	NO	Category
MOU	Establish a mutually beneficial process that will ensure timely and consistent communication	Maintain formal process for development and rezoning matters pending around NAS/JRB base	Allows base and community to continue working together to address mutual needs	None apparent	Local Governments and Navy	26	**Neutral Ground**
Statuatory Lighting Requirements	Review and adopt new regulations regarding the installation and use of outdoor lighting within a 5-mile radius of NAS/JRB	Prohibits the use of a type of outdoor lighting that is incompatible with the effective use of observatory (tower) or military installation	Removes this obstruction from base runway operations within critical areas, allows for continued operations	None apparent	Local Governments, State Legislature, DoD, RPC	28	**Regulatory**
Air Operations /Training	Flight Ops modifications	Implement/continue all flight operations modifications feasible to reduce air operations to minimum feasible to support missions over developed areas	Minimize noise intrusion in sensitive areas, allows for education of the public on base mission and operations	None apparent	Navy	30	**Planning**

Category Legend:

Planning = Use JLUS as a policy guide in making local planning decisions

Regulatory= Incorporate JLUS into the local regulatory process

Compensatory= Accept JLUS as a means to identify compensatory measures

Neutral Ground= those common-sense steps which should be taken regardless of which implementation tools are used locally to implement the JLUS

Appendix E
Existing Avigation Easement Documents

IN THE UNITED STATES DISTRICT COURT FOR

THE EASTERN DISTRICT OF LOUISIANA

NEW ORLEANS DIVISION

UNITED STATES OF AMERICA Plaintiff vs 4,741 acres of land, more or less, in Plaquemines Parish, State of Louisiana and Hodge Hunt Realty Co., et al	CIVIL NO. 4654

DECLARATION OF TAKING NO. 7

WHEREAS, pursuant to the Act of Congress approved August 1, 1888 (25 Stat. 357; 40 U.S.C. 257), the Act of Congress approved September 11, 1950 (Public Law 783, 81st Congress) and the Act of Congress approved August 1, 1953 (Public Law 179, 83rd Congress), the above entitled condemnation proceeding has been instituted

NOW, THEREFORE, pursuant to the provisions of the Act of Congress approved February 26, 1931 (46 Stat. 1421; 40 U.S.C. 258a), I do hereby make and cause to be filed this Declaration of Taking No. 7 and by virtue of the authority thereof do hereby state that I have selected for acquisition a perpetual servitude, easement and right of way for the free and unobstructed passage of aircraft over 1,648.265 acres of land, more or less, in Plaquemines Parish, Louisiana, which lands are more particularly described on Exhibit "A" attached hereto and made a part hereof and delineated on Y & D Drawings numbered 779391, 779392, 779393, 779394, 779395, 779396, 779397, and 779398 all bearing legend "U. S. Naval Air Station, New Orleans (Belle Chasse), La., Avigation Easements and Obstructions", attached hereto as Exhibit "B" and made a part hereof.

AND I do Declare said interest in lands to be taken under the authority of the aforesaid Acts of Congress; that the public use to which said interest in lands is for use in connection with the Joint Air Reserve Training Center (Alvin Callender Field) Plaquemines Parish, Louisiana; and that the estate hereby taken in said lands is a perpetual servitude, easement and right of way for the free and unobstructed passage of aircraft, to wit:

a. The continuing perpetual right to cut to ground level and remove trees, bushes, shrubs, or any other perennial growth or undergrowth infringing upon or extending into the approach zones and transition zones as hereinafter described.

b. The continuing perpetual right to cut to ground level, remove and prohibit the growth of such trees, bushes, shrubs, or any other perennial growth or undergrowth which could in the future infringe upon or extend into the said approach zones and transition zones.

c. The right to prohibit the future construction of buildings or other structures from infringing upon or extending into the said zones.

d. The right of ingress to and egress from and passage on and over the underlying land to effect and maintain the necessary clearances.

There is to be reserved to the landowners, their heirs, executors, administrators, successors and assigns all rights, title, interest and privileges as may be exercised and enjoyed without interference with or abridgment of the aforesaid rights.

AND I do hereby state that the sum of money estimated by me to be just compensation for the estate hereby taken in the lands is THREE HUNDRED TWENTY FOUR THOUSAND TWO HUNDRED FIFTY FIVE ($324,255.00) DOLLARS which sum is hereby deposited in the Registry of the Court for the use and benefit of the persons entitled thereto. The amount estimated to be just compensation for each respective ownership in the lands is shown on Schedule "A".

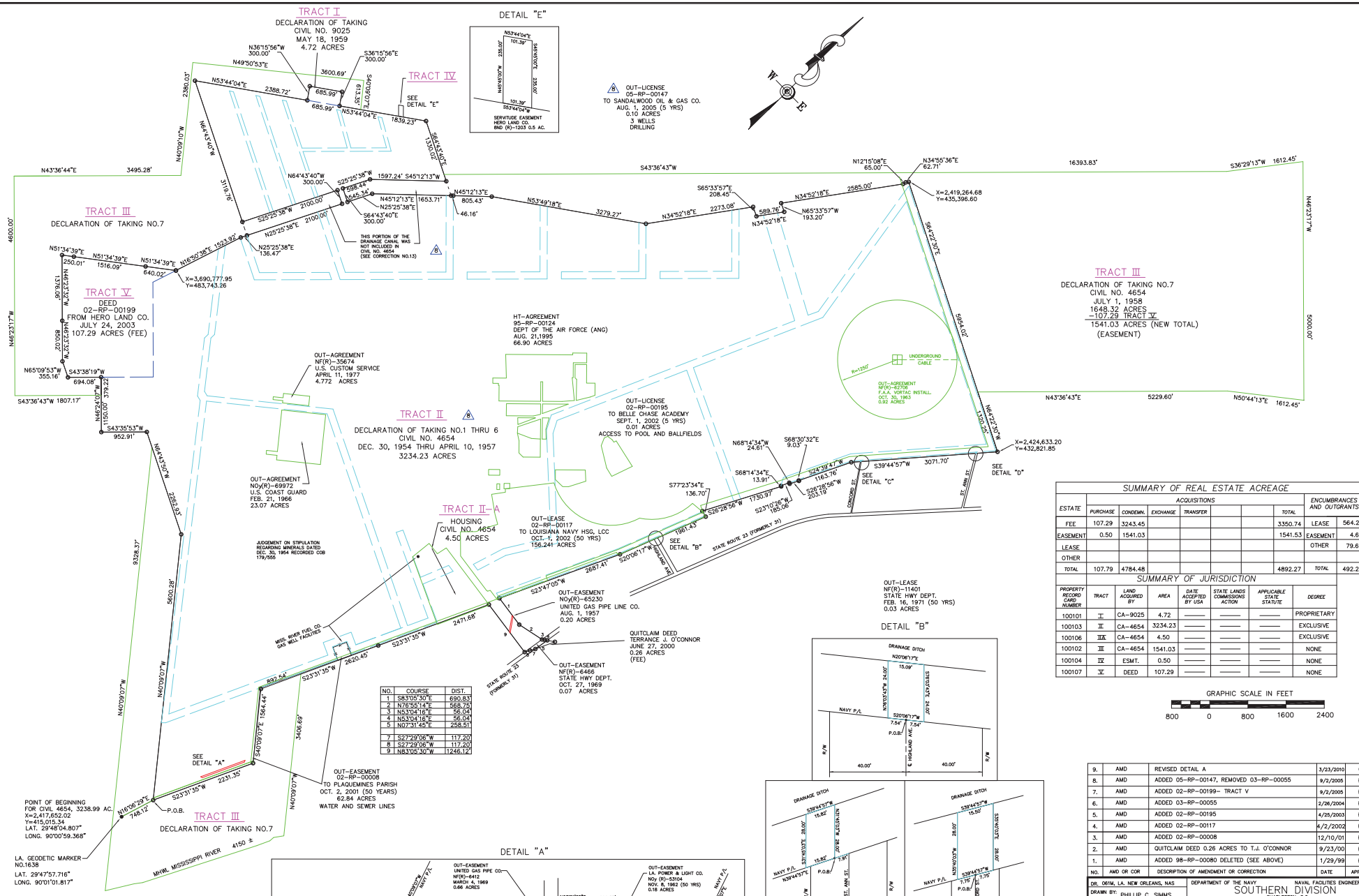
I am of the opinion that the ultimate award for the taking of said lands will be within the limits prescribed by Congress.

IN WITNESS WHEREOF, the Plaintiff, by and through the Assistant Secretary of the Navy, has caused this Declaration of Taking to be signed in the City of Washington, District of Columbia, this _____ day of 28 MAY 1958 1958.

UNITED STATES OF AMERICA

/s/ F. A. Bantz

F. A. BANTZ
Assistant Secretary of the Navy (Material)



NO.	COURSE	DIST.
1	S83°05'30"E	690.83'
2	N76°55'14"E	568.75'
3	N53°04'16"E	56.04'
4	N53°04'16"E	56.04'
5	N07°31'45"E	258.51'
7	S27°29'06"W	117.20'
8	S27°29'06"W	117.20'
9	N83°05'30"W	1246.12'

SUMMARY OF REAL ESTATE ACREAGE

ESTATE	ACQUISITIONS							ENCUMBRANCES AND OUTGRANTS	
	PURCHASE	CONDEMN.	EXCHANGE	TRANSFER			TOTAL		
FEE	107.29	3243.45					3350.74	LEASE	564.241
EASEMENT	0.50	1541.03					1541.53	EASEMENT	4.65
LEASE								OTHER	79.63
OTHER									
TOTAL	107.79	4784.48					4892.27	TOTAL	492.28

SUMMARY OF JURISDICTION

PROPERTY RECORD CARD NUMBER	TRACT	LAND ACQUIRED BY	AREA	DATE ACCEPTED BY USA	STATE LANDS COMMISSIONS ACTION	APPLICABLE STATE STATUTE	DEGREE
100101	I	CA-9025	4.72	———	———	———	PROPRIETARY
100103	II	CA-4654	3234.23	———	———	———	EXCLUSIVE
100106	IIA	CA-4654	4.50	———	———	———	EXCLUSIVE
100102	III	CA-4654	1541.03	———	———	———	NONE
100104	IV	ESMT.	0.50	———	———	———	NONE
100107	V	DEED	107.29	———	———	———	NONE

NO.	AMD OR COR	DESCRIPTION OF AMENDMENT OR CORRECTION	DATE	APPROVAL
9.	AMD	REVISED DETAIL A	3/23/2010	C.T.M.
8.	AMD	ADDED 05-RP-00147, REMOVED 03-RP-00055	9/2/2005	P.C.S.
7.	AMD	ADDED 02-RP-00199- TRACT V	9/2/2005	P.C.S.
6.	AMD	ADDED 03-RP-00055	2/26/2004	P.C.S.
5.	AMD	ADDED 02-RP-00195	4/25/2003	P.C.S.
4.	AMD	ADDED 02-RP-00117	4/2/2002	P.C.S.
3.	AMD	ADDED 02-RP-00008	12/10/01	P.C.S.
2.	AMD	QUITCLAIM DEED 0.26 ACRES TO T.J. O'CONNOR	9/23/00	P.C.S.
1.	AMD	ADDED 98-RP-00080 DELETED (SEE ABOVE)	1/29/99	P.C.S.

DR. 061M, LA. NEW ORLEANS, NAS
DRAWN BY: PHILLIP C. SIMMS
CHECKED BY: WILLIAM J. HOLLING
SUBMITTED: CADASTRAL SERVICES — WILLIAM J. HOLLING — DATE 4/1/98
SOUTHNAVFACENGCOM
CONCUR: DIRECTOR REAL ESTATE DIVISION — ERNEST R. NELSON, JR. — DATE 4/1/98
C.O.
APPROVED: HEAD LAND MANAGEMENT DEPARTMENT — EARL G. BAHAM — DATE 4/1/98
EFD FOR COMMANDER,NAVFAC

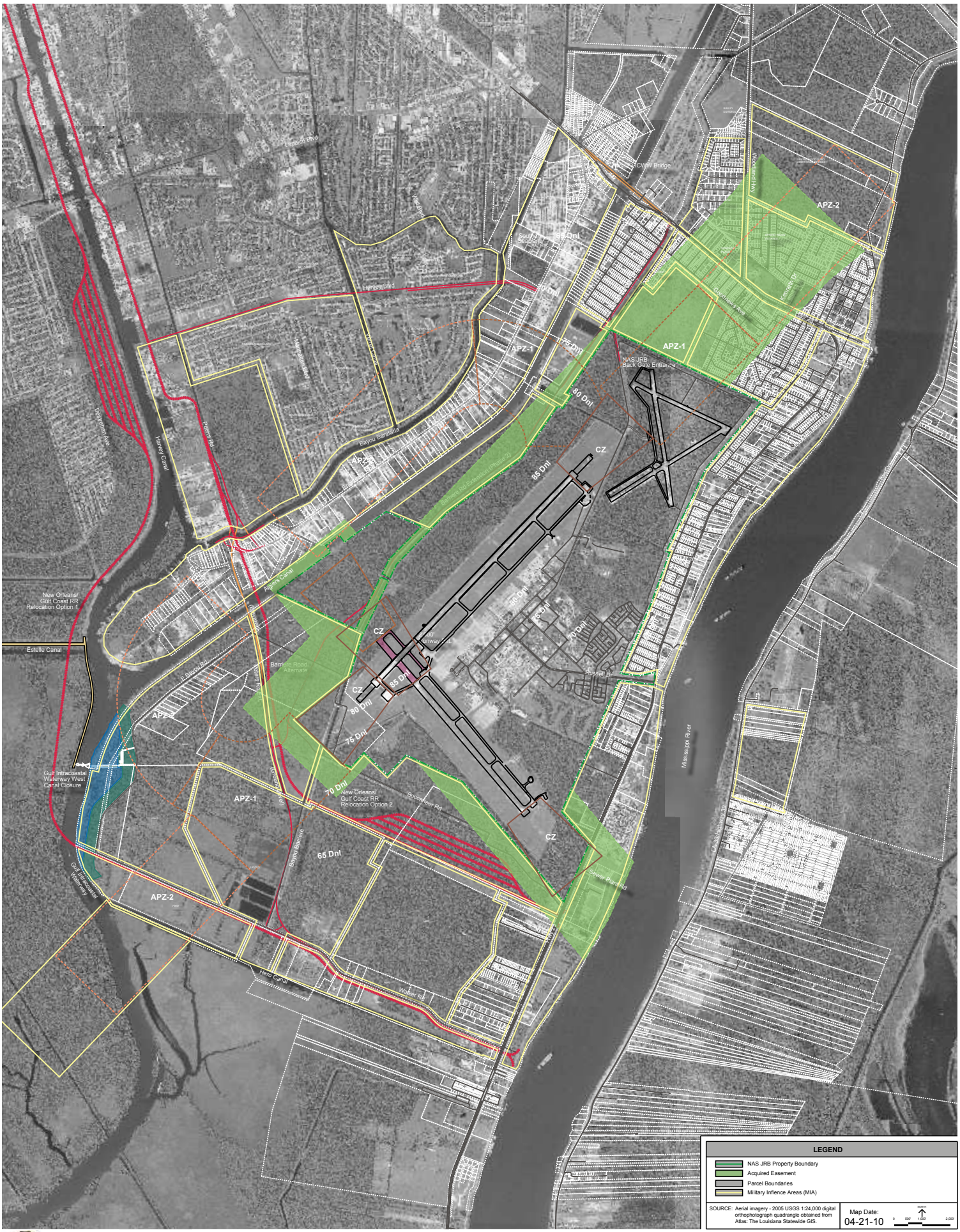
DEPARTMENT OF THE NAVY — NAVAL FACILITIES ENGINEERING COMMAND
SOUTHERN DIVISION
CHARLESTON, S.C.

REAL ESTATE SUMMARY MAP

NAVAL AIR STATION NEW ORLEANS
NEW ORLEANS LOUISIANA
ACTIVITY-CODE 1455-616
MANAGEMENT- NAVRESFOR

SIZE: F | CODE IDENT. NO.: 80091 | NAVFAC DRAWING NO.: 5352413
SCALE: 1"=800' | SHEET 1 OF 1

THIS DRAWING SUPERSEDES 5029088



JOINT LAND USE STUDY
NAS JRB New Orleans
Belle Chasse, Louisiana

TAKING NO. 7 - ACQUISITION OF PERPETUAL EASEMENT

CIVIL NO. 4654, U.S.A. vs PLAQUEMINES PARISH, STATE OF LA, HODGE HUNT REALTY CO.

gcr
Problem? Solved.
www.gcr1.com
2021 Lakeshore Drive, Suite 500
UNO Research & Technology Park
Advanced Technology Center
New Orleans, LA 70122
504-304-2500 / FAX 504-304-2525

Appendix F
Sample Avigation Easement Template

Prepared by:
Escambia County Attorney's Office
14 West Government Street, Room 411
Pensacola, Florida 32502
850/595-4970

AVIGATION EASEMENT

THIS GRANT OF AN AVIGATION EASEMENT made this _____ day of_____, 2004, by and between _____, whose mailing address is _____ ("Grantor," which term shall include the singular and plural, masculine and feminine), and Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose mailing address is 223 Palafox Place, Pensacola, Florida 32502 ("Grantee").

WITNESSETH

WHEREAS Grantor is the owner of certain real property located in Escambia County, Florida; and

WHEREAS, Grantee requires, as a condition precedent to the development or use of the property, conveyance from Grantor of an Avigation Easement; and

WHEREAS Grantor has agreed to grant an Avigation Easement to Grantee in and over Grantor=s property under the terms and conditions set forth in this instrument;

NOW, THEREFORE, Grantor, for good and valuable consideration the receipt and sufficiency of which is acknowledged, does grant to Grantee and Grantee=s heirs, assigns, successors, and legal representatives, a perpetual Avigation Easement in and over the following described property (Property):

See legal description attached as Exhibit A

This Avigation Easement is granted with the following express terms and conditions:

1. Grantor grants, bargains, sells, and conveys to Grantee, its successors and assigns, for the use and benefit of Grantee and any civilian or military airfields that may be located in Escambia County and any operators, owners, or users of civilian or military Aircraft that may operate in the airspace in and above Escambia County, a perpetual Avigation Easement for the free and unobstructed flight of Aircraft ("Aircraft" being defined for the purpose of this instrument as any contrivance now known or hereafter invented, used, or designed for flight in and through the air) in and through the airspace above, over, and across the surface of the Property, together with the right to create or cause in the airspace such noise, vibrations, odors, vapors, exhaust, smoke, dust or other effects that may be inherent in the operation of Aircraft, and for the use of the airspace by Aircraft for launching from, maneuvering about, and landing at local civilian or military airfields.

2. Nothing in this instrument shall operate to preclude claims by Grantor, his heirs, assigns, successors, and legal representatives, for any physical injuries or damages caused by Aircraft crashing into or otherwise coming into direct physical contact with the Property or persons located thereon.

3. Grantor, for himself, his heirs, assigns, successors, and legal representatives, expressly releases and forever discharges Grantee, its elected or appointed officials, representatives, agents, employees, and any operators, owners, or users of civilian or military Aircraft or airfields, from any and all liability whatsoever, including any and all suits, claims, debts, obligations, costs, expenses, actions, or demands, vested or contingent, known or unknown, whether for injuries to persons or damages to property, which Grantor may own, hold, or assert by reason of noise, vibrations, odors, vapors, exhaust, smoke, dust or other effects that may be inherent in the operation of Aircraft, caused or created by the flight or passage of Aircraft in or through the airspace subject to the easement described in this instrument. Additionally, Grantor, for himself, his heirs, assigns, successors, and legal representatives, waives any and all right to sue Grantee, its elected or appointed officials, representatives, agents, or employees, and any operators, owners, or users of civilian or military Aircraft or airfields, and agrees to dismiss any and all such suits that may be now or subsequently asserted against Grantee, its elected or appointed officials, representatives, agents, or employees, and any operators, owners, or users of civilian or military Aircraft or airfields, for injuries to persons or damage to property arising from noise, vibrations, odors, vapors, exhaust, smoke, dust or other effects that may be inherent in the operation of Aircraft, caused or created by the flight or passage of Aircraft in or through the airspace subject to the easement described in this instrument. Grantor acknowledges that the above-stated consideration is all that Grantor will receive for this easement and no promise for any other or further consideration has been made by anyone. Grantor further acknowledges that Grantor is executing this instrument solely in reliance upon his own knowledge, belief, and judgment and not upon any representations made by any party released or others in their behalf.

4. Grantor shall not build, construct, cause or permit to be built or constructed, or permit to remain on the Property any building or structure that would interfere with the rights conveyed by this instrument or that would violate any local, state, or federal law or regulation regarding the operation of Aircraft or airfields.

5. Grantor shall not use or permit the use of the Property in such a manner as to create electrical, electronic, or other interference with radio, radar, microwave, or other similar means of Aircraft communications, or to make it difficult for pilots to distinguish between airfield navigation lights and visual aids and other lights, or to result in glare or other condition that would impair the vision of pilots, or to otherwise endanger the operation of Aircraft.

6. In the event of any violation of the rights and restrictions contained in this instrument, Grantee shall have the right, at its sole option after giving five (5) days prior notice to Grantor, to use any and all means to remedy the violation. Additionally, Grantee shall have a perpetual easement for ingress to and egress from the Property for the purpose of inspecting or removing any instrumentality that may be causing or contributing to a violation of the rights and restrictions conveyed by this instrument.

7. Grantor acknowledges that the Property is located in an area impacted by Aircraft noise and that present and future Aircraft noise may interfere with the unrestricted use and enjoyment of the Property. Grantor further acknowledge that Aircraft noise may change over time by virtue of greater numbers of Aircraft, louder Aircraft, variations in airfield operations, and changes in airfield and air traffic control procedures.

8. This Avigation Easement and all of the terms and conditions described in this instrument shall run with the land in perpetuity and shall be binding upon Grantor and his heirs, assigns, successors and legal representatives.

9. In the event that one or more of the provisions contained in this instrument or any part thereof or any application thereof shall be held invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the validity, legality and enforceability of the remaining provisions shall not be affected or impaired and shall remain in full force and effect.

10. In the event that any civilian or military airfield adjacent to the Property ceases to operate, or if such other circumstances subsequently arise that would obviate the purpose underlying this instrument, then Grantor, his heirs, assigns, successors, and legal representatives, may petition the Board of County Commissioners of Escambia County to terminate this Avigation Easement. If the Board of County Commissioners approves the termination of this Avigation Easement, then it shall promptly execute and record in the public records an appropriate document reflecting the termination.

11. Grantor, for himself and his heirs, assigns, successors, and legal representatives, covenants with Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right and full power to grant, bargain, sell and convey this Avigation Easement over the Property.

IN WITNESS WHEREOF Grantor has executed this instrument on the date first above written.

GRANTOR:

Witness _____
Print Name _____

Witness _____ By:_____
Print Name _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this _____ day of _____, 2004, by _____. He/She is personally known to me, produced current _____ as identification.

_____
Signature of Notary Public

_____
Printed Name of Notary Public

(Notary Seal)

GRANTOR:

Witness _____
Print Name _____

Witness _____ By:_____
Print Name _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this _____ day of _____, 2004, by _____. He/She is personally known to me, produced current _____ as identification.

_____
Signature of Notary Public

_____
Printed Name of Notary Public

(Notary Seal)

ACCEPTANCE

This Avigation Easement accepted by Escambia County, Florida on the _____ day of _____, 2004, as authorized by the Board of County Commissioners of Escambia County, Florida at its meeting held on the _____ day of _____, 2004.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

_____
Marie Young, Chairman

ATTEST: Ernie Lee Magaha
Clerk of the Circuit Court

_____
Deputy Clerk
(Seal)

GRANTOR:

_____
(name of corporation or other business entity)

Witness _____
Print Name _____

Witness _____ By: _____
Print Name _____ (signature)

_____
(name/title)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this _____ day of _____, 2004, by _____ as _____ (title) of _____(name of corporation or other business entity). He/She is personally known to me, (_) produced current _____ as identification.

_____
Signature of Notary Public

_____
Printed Name of Notary Public

(Notary Seal)

Appendix G
Federal Funding Sources

The United States Government offers a variety of programs that can be used to fund open space and conservation lands implementation. These are described as follows:

Community Development Block Grant Program
http://www.hud.gov/progdesc/cdbgent.cfm
The U.S. Department of Housing and Urban Development (HUD) offers financial grants to communities for neighborhood revitalization, economic development, and improvements to community facilities and services, especially in low and moderate-income areas. Several communities have used HUD funds to develop greenways. Grants from this program range from $50,000 to $200,000 and are either made to municipalities or non-profits. There is no formal application process.

Conservation and Reinvestment Act (CARA)
http://www.epa.gov/owow/watershed/wacademy/fund.html
Federal conservation funds are available through the Conservation and Reinvestment Act (CARA). CARA will provide $12 billion over six years beginning in FY 2002. Funding for each CARA category is subject to annual appropriations, however minimum levels have been guaranteed. A sample of federal funding sources is discussed below. Additional programs are described on the EPA website.

Conservation Reserve Program
http://www.fsa.usda.gov/dafp/cepd/crp.htm
The U.S. Department of Agriculture, through its Agricultural Stabilization and Conservation Service, provides payments to farm owners and operators to place highly erodible or environmentally sensitive landscapes into a 10-15 year conservation contract. The participant in return for annual payments during this period agrees to implement a conservation plan approved by the local conservation district for converting these sensitive lands to a less intensive use. Individuals, associations, corporations, estates, trusts, cities, counties and other entities are eligible for this program. This program can be used to fund the maintenance of open space and non-public use greenways along water bodies and ridge lines.

Environmental Quality Incentive Program (EQUIP)
The Environmental Quality Incentive Program (EQUIP) is a federal program authorized in the 1996 Farm Bill that provides assistance to agricultural producers in complying with federal, state, and other environmental laws. Assistance provided through this program may be in the form of technical, cost sharing, financial incentives, and producer education related to a broad range of soil, water, air, wildlife, and related natural resource concerns. The EQUIP assistance programs are available to crop, forage and forest products producers as well as wetlands and wildlife landowners who choose to enter into 5- and 10-year contracts based on conservation plans for their operations. These conservation plans may include a combination of structural, vegetative, and land management components. The program prioritization is led, coordinated, and implemented on the local level.

Farmland Protection Program
http://www.info.usda.gov/nrcs/fpcp/fpp.htm
The Federal Farmland Protection Program (FPP) was created in the 1996 Farm Bill. This program is administered by the Natural Resources Conservation Service (NRCS) and provides federal matching funds for state and local farmland protection efforts. Funds are used to help purchase development rights to keep productive farmland in agricultural uses. Through this program, the USDA provides up to 50 percent of the fair market easement value to acquire conservation easements or other interests from farmland owners. To be eligible for funding, a state, county or local jurisdiction must have a complementary program of funding for the purchase of conservation easements, and grants are awarded competitively through the USDA's Natural Resources Conservation Service (NRCS).

Hazardous Mitigation Grant Program
This program provides financial assistance to state and local governments for projects that reduce or eliminate the long-term risk to human life and property from the effects of natural hazards. The grant program has 75 percent federal and 25 percent local contribution. The nonfederal share may be met with local cash contributions, in-kind services, or certain other grants such as Community Development Block Grants. The Federal Emergency Management Agency makes the final decisions on project eligibility, but the state agencies administer the program. Eligible projects include acquisition of property, retrofitting of buildings, development of standards with implementation as an essential component, and structural hazard control or protection measures such as dams and sea walls.

Land and Water Conservation Fund
http://www.ncrc.nps.gov/programs/lwcf
The Land and Water Conservation Fund is the largest source of federal money for park, wildlife, and open space land acquisition. The program's funding comes primarily from offshore oil and gas drilling receipts, with an authorized expenditure of $900 million each year. However, Congress generally appropriates only a fraction of this amount. LWCF funds are apportioned by formula to all 50 states, the District of Columbia and territories. Cities, counties, state agencies, and school districts are eligible for LWCF fund monies. These funds can be used for outdoor recreation projects, including acquisition, renovation, and development. Projects require a 50 percent match.
For more information contact:
U.S. Department of the Interior
National Park Service, Recreation Programs, Room MIB-MS 3622
1849 C Street NW
Washington, DC 20240
(202) 565-1200

Nonpoint Source Implementation Grants (319 Program)
http://aspe.os.dhhs.gov/cfda/p66460.htm
http://www.epa.gov/owow/nps/
The 319 Program provides formula grants to states so that they may implement nonpoint source mitigation projects and programs in accordance with section 319 of the Clean Water Act (CWA). Nonpoint source pollution reduction projects can be used to protect source water areas and the general quality of water resources in a watershed. Examples of previously funded projects include installation of best management practices (BMPs) for animal waste; design and implementation of BMP systems for stream, lake, and estuary watersheds; and basin-wide education programs. These grants allow for 60 percent of the cost of the project to be funded federally with a 40 percent local match.
For more information contact:
U.S. Environmental Protection Agency
Office of Wetlands, Oceans and Watersheds
Nonpoint Source Control Branch (4503F)
Ariel Rios Bldg., 1200 Pennsylvania Ave., NW,
Washington, DC 20460
(202) 260-7100

Pittman-Robertson Act
The Federal Aid in Wildlife Restoration Act, popularly known as the Pittman-Robertson Act, provides funding for the selection, restoration, rehabilitation, and improvement of wildlife habitat, and wildlife management research. Funds from an 11-percent excise tax on sporting arms and ammunition are appropriated to the Secretary of the Interior and apportioned to states on a formula basis for covering costs (up to 75 percent) of approved projects. The program is cost reimbursement in nature, requiring states to apply for reimbursement of up to 75 percent of project expenses. At least 25 percent of the project costs must be provided by the state and originate from non-federal sources.

Rivers, Trails, and Conservation Assistance Program
http://www.ncrc.nps.gov/programs/rtca/ContactUs/cu_apply.html
The National Parks service operates this program aimed at conserving land and water resources for communities. Eligible projects include conservation plans for protecting these resources, trail development, and greenway development.

Transportation and Community and System Preservation Pilot Program (TCSP)
http://www.fhwa.dot.gov/tcsp/
The TCSP provides funding for a comprehensive initiative including planning grants, implementation grants, and research to investigate and address the relationships between transportation and community and system preservation and to identify private sector-based initiatives. The TCSP is a Federal Highway Administration program being jointly developed with the Federal Transit Administration, the Federal Rail Administration, the Office of the Secretary, the

U.S. Department of Transportation, and the U.S. EPA. This program has been authorized $20 million for 1999, and $25 million is authorized for each of the years 2000-2003. States, MPOs, and local governments are eligible to receive planning and implementation grants for projects that: reduce impacts of transportation on the environment, reduce the need for costly future infrastructure investments, and improve the efficiency of the transportation system. Projects involving partnerships among public and private sectors are given priority.

Transportation Equity Act for the 21st Century Funding Programs
http://www.fhwa.dot.gov/tea21/
While generally a transportation-based program, the Transportation Equity Act for the 21st Century (TEA-21) funds programs to protect the environment. Through increased funding to the Surface Transportation Program (STP) and the National Highway System (NHS), TEA-21 allows for more environmental projects. States may spend up to 20 percent of their STP dollars (used for transportation facility reconstruction, rehabilitation, resurfacing, or restoration projects) for environmental restoration and pollution abatement projects. Additionally, each state sets aside 10 percent of STP funds for transportation enhancement projects, which can include acquisition of conservation and scenic easements, wetland mitigation, and pollution abatement, as well as scenic beautification, pedestrian and bicycle trails, archaeological planning, and historic preservation.
For more information contact:
U.S. Department of Transportation
Federal Highway Administration
400 7th Street, SW, Washington, DC 20590
(202) 366-5004

Watershed Protection and Flood Prevention (Small Watersheds) Grants
http://www.epa.gov/owow/watershed/wacademy/fund/prevent.html
The USDA Natural Resources Conservation Service (NRCS) provides funding to state and local agencies or nonprofit organizations authorized to carry out, maintain and operate watershed improvements involving less than 250,000 acres. The NRCS provides financial and technical assistance to eligible projects to improve watershed protection, flood prevention, sedimentation control, public water-based fish and wildlife enhancements, and recreation planning. The NRCS requires a 50 percent local match for public recreation, and fish and wildlife projects.

Wetlands Reserve Program
http://www.nrcs.usda.gov/programs/wrp/
The Wetlands Reserve Program is administered through the Department of Agriculture's Natural Resources Conservation Service. This program provides landowners with financial incentives to restore and protect wetlands in exchange for retiring marginal agricultural land. Landowners may sell a permanent or a 30- year conservation easement, or they may enter into a cost-share restoration agreement for a minimum of 10-years. Participating landowners voluntarily limit future agricultural use of the land. They continue to own and control access to the land, and they may lease the land for recreational activities. The amount of funding available in a given fiscal year depends on the amount

of acres Congress permits to be enrolled in the program, and a per acre value is assigned in each state. For more information contact:
U.S. Department of Agriculture
Natural Resources Conservation Service
Watersheds and Wetlands Division
P.O. Box 2890, Washington, DC 20013
(202) 690-0848

Appendix H
Meeting Minutes

Meeting Minutes
NAS/JRB JLUS Meeting #1
January 20, 2010

- *Project Timeline* – the project timeline shows a project conclusion in October 2010. The notice to proceed and final contract has yet to be received by GCR.
    - Bruce Keller - Stated that it would be helpful to have several recommendations at the end of the project to assist in finding long term solutions.
    - Initial timetable should have most recommendations in draft form by May. This would allow for early implementation by the Parish.
    - Local government is the implementation committee.
- *Project Area* - The project area or Military Influence Planning District (MIPD) was identified for the project. It is this area where the JLUS will identify a land use strategy to create a pattern of development more compatible with the base and its mission. The area, which includes portions of Jefferson and Plaquemines Parishes, is defined as a polygon around the base that follows: Lapalco Boulevard, LA 23, PP/JP/OP Parish Line, F Edward Hebert Boulevard, Hero Canal, Lafitte-Larose Highway (LA 3154), Destrehan Avenue. This will include most of Belle Chase, portions of Jefferson Parish including the edge of Woodmere, most of Stonebridge and some of Oakdale. The boundary will be extended to cross the River and include portions of Scarsdale and Davant which fall within the noise contour for the base's shorter runway.
    - Possible expansion of the MIPD to include portions of Orleans Parish.
- *JLUS Components* - The JLUS will look at a master plan for land uses around the base, given the guidelines of the AICUZ.
    - A base master plan will provide information on land uses proposed for the base. This also includes suggestions for more facilities as well as transportation projects which will add another entrance to the base on LA 23 south of the Russell Avenue gate.
    - Naval Facilities Engineering Command out of Jacksonville, FL was present at the meeting as they will work with the results of the JLUS project, which could include more property acquisitions around the base. They worked with the Parish on acquiring the Pivach property along Barriere Road.
    - There are concerns about the potential for the extension of Peters Road and Barriere Road to induce incompatible development around the base. He sees getting the JLUS complete as soon as possible and providing recommendations to the Parish for policy implementation as critical to making sure this does not happen.

- Coordination with the Comp Plan is required. This will allow the JLUS findings/recommendations to be incorporated into the Comp Plan for the Belle Chasse area. The outcome of the JLUS process may be multiple development/growth scenarios for the area. However, the recommendations need to take into account the needs for the military, as well as the community.
- A meeting with large property owners to long term plans for the area around Walker Road/Peters Road extension is required (i.e. Alan Hero). There may be other property owners in the area which need to be consulted but these individuals will likely be met with through the public meeting process.
- Stated that other environmental issues that may need to be addressed would include air quality. The NAS is concerned about possible air quality issues from area refineries, including daily air quality reports and potential spills.
- Are there other noise metrics that may be used to measure noise? OSHA standards?

- *Land Use Issues -* There appear to be many residential areas in Jefferson Parish and Plaquemines Parish which have been allowed to develop in the runway noise contour areas, which are or may be incompatible in the future with the guidelines of the AICUZ. Subdivisions in the noise contours include Stonebridge in Jefferson Parish and the Springwood Subdivision (off Woodland Highway) in Belle Chasse. According to the Base Commander, residents of Stonebridge are in close contact with the base regarding ongoing issues related to noise and runway use. The commander will be meeting with Stonebridge neighborhood association members in the coming month. He asked for them to be included/represented in the committees formed for this project.
- *Project Committees and Meetings* - Three committees will help provide guidance to the project: A policy committee comprised of Plaquemines Parish, NAS/JRB personnel, Jefferson Parish will provide review/oversight for the project. A technical committee including these same groups, plus the RPC, local neighborhood associations and groups will also be used to provide input to the project.

  The base commander has asked that the mission and outcome for these groups be defined by the project team and communicated to these groups prior to the start of the meeting process. The final list is under development and review – it was asked that suggestions for additions/deletions be provided within the next week.
  - The Parish President, and Council Representatives for Districts 2 and 4 will be on the Policy Committee.
  - A total of 4 public information meetings are shown for the project (as per the timeline). These will occur in Belle Chasse (at the auditorium), possibly on base. These meetings will need to be publicized (newspaper, mailings, etc.)

to the local community. The base is very interested in getting the word out to as many people as possible regarding public meetings.

- The Parish has identified key stakeholders to populate the technical and committee and policy committee. Benny Puckett at the Parish noted that he has notified this group of an upcoming project meeting in February (February 2nd).
- The February 2nd meeting would be project introduction and review of the general scope of the project, along with review of the AICUZ requirements.
- The presentation at the February 2nd meeting should include a draft from of the purpose, need and goals that this JLUS will address.
- The presentation needs to address the process that will be used to create the recommendations.
-

Joint meeting of the Technical and Policy Committees

Joint Land Use Study

NAS/JRB New Orleans • Belle Chasse, LA

M E E T I N G S U M M A R Y

Meeting Location:	Belle Chasse Auditorium, Belle Chasse, LA
Meeting Date:	February 2, 2010
Participants:	Copies of the Sign-In List are attached

Summary: The following is a summary of the initial meeting of the technical and policy committee for the Joint Land Use Study for the NAS/JRB New Orleans Base.

The purpose of this meeting was to introduce the project to the members of the Technical and Policy Committees. Prior to this meeting, members of the Technical and Policy Committees were identified/appointed by Plaquemines and Jefferson Parishes. A letter of invitation was sent by Plaquemines Parish to those on the groups.

Meeting started at 6:15 pm with opening remarks from Benny Puckett, Grants Manager, Plaquemines Parish. These remarks covered the roll of the Parish and Parish's grant administrator in the process. This was followed by a general welcome of all meeting participants by Plaquemines Parish President Billy Nungesser.

Phillip Brodt (gcr&associates) served as the primary presenter and facilitator for this meeting. This meeting started with group introductions of all in the room. Each person was asked to provide their name and affiliation.

This was followed by an explanation of the Joint Land Use Study (JLUS) Program by Jeanette Musil, Office of Economic Adjustment, Office of the Secretary of Defense. Two handouts were made available during this discussion: 1.) copy of a slide presentation on the JLUS Program; 2.) a JLUS newsletter, published in 2007, by the Office of Economic Adjustment.

A general presentation followed, lead by Phillip Brodt, which provided information on the history of the base's activities and mission, along with a summary of the previous work completed at the Base for the AICUZ and JLUS programs, and an outline of the current JLUS project. This presentation also included a technical definition of noise generation and noise measurement. It also provided information on the current noise contours at the base (from 2003), as well as the current accident potential and clear zones around the existing runways.

As the meeting closed, it was noted that the consultant team was assembling data on existing conditions (maps and other information). This would be followed by meetings with key agency representatives and land owners in the area. This information would be provided to the Technical and Policy committees for discussion at their next meeting. The first public meeting scheduled will not occur until April.

Meeting closed at 7:20 pm with final comments by Benny Puckett, including an introduction of the Parish's Economic Development Director.

Written by: Ed Elam (Burk-Kleinpeter, Inc.) **Date:** February 5, 2010

Questions and comments were received throughout the presentation, a summary of the main questions asked (and person(s) asking if known) are as follows:

Bruce Keller (NAS/JRB NO)	Presentation should include information on all missions at the base, as well as the air commands and aviation operations shown.
Terri Wilkinson (Jeff Parish Planning)	Have the noise contours shown around the NAS/JRB base changed since 2003?
Capt. Bill Snyder (NAS/JRB NO)	The noise contours around the base have not changed since 2003, these are based on the F-18 aircraft operation. Within the next 30 years, the F-18 will be replaced by the F-35 which will be noisier. This aircraft will be used by the Navy and Homeland defense operations. F-22 aircraft are being used, but their numbers will be limited as production stops.
Capt. Bill Snyder (NAS/JRB NO)	There was a reminder that the base has been in constant operation since 1958. The patterns for aircraft coming into and out of the base have been well established (referring to the map on the slide of the APZ and Clear Zone layouts at the the runway and in Plaquemines and Jefferson Parishes).
Jim Juneau (Jeff Parish Citizen, appointee to Technical Committee)	Stonebridge subdivision (roughly bounded by Manhattan Boulevard, Harvey Boulevard, Bayou Barataria) has complained about the level of noise coming from the base.
Capt. Bill Snyder (NAS/JRB NO)	The Base Command (Capt. Snyder) plans on attending a neighborhood association meeting in Stonebridge next month (March 2010) to discuss this issue.
Terri Wilkinson (Jeff Parish Planning)	There needs to be a clarification of how the recommendations of the JLUS will be implemented and the implementing tools which will be recommended – will these be general recommendations or specific recommendations?
Speaker unknown	Will land acquisition be an option (as was just discussed at the LANOIA which worked with FAA to purchase properties in areas and sound insultate homes in noise areas?)
Capt. Bill Snyder (NAS/JRB NO)	There are occasional opportunities for land purchase – such just happened at the east end of the base in connection with the Trust for Public Land, Plaquemines Parish and the US Navy. Purchase of land can be a recommendation, but without a dedicated funding source (there is none for the DoD programs, there is dedicated funding for the FAA program used at LANOIA), it remains a recommendation.
Bruce Keller (NAS/JRB NO)	What are the next steps, procedural next steps for the project?
Paul Sawyer (LED)	Is it possible to get a copy of the slide presentation following this meeting?
Jeanette Musil (OEA, DoD)	Is it possible to get copies of all maps and information being assembled for the next meeting in advance of that meeting?

Meeting Summary, JLUS Technical Committee Meeting

Plaquemines Parish Volunteer Fire Department, 104 New Orleans Street, Belle Chasse, LA
March 10, 2010, 6:00-8:00 pm

Attendees: Stan Mathes (PPG); Capt. Bill Snyder (CO); CDR Buck Dodick, Bruce Keller (NAS/JRB New Orleans); Mike Stack (DOTD District 02); Ed Durabb, Terri Wilkinson (JP); Alan Hero (Hero Lands); Regal Bisso (Plaquemines Parish Resident); Phil Brodt, Steve Gourgues (GCR); Ed Elam (BKI)

Overview/History of NAS/JRB Base – Capt. Snyder presented a power point slide show on the history and current missions attached to the NAS/JRB base in Belle Chasse. In this presentation, Capt. Snyder provided information on the landside activities, proposed base master plan and current missions attached to the installation. Included in this discussion was a review of the current residential and working population characteristics, projected/future population levels coming as result of consolidation activities with the Naval Base operations in Algiers and New Orleans, reassignment of operational elements from other bases to Belle Chasse, current employment numbers and economic impact of the base on the Parish and region. In this discussion, it was noted how the base's increased missions and population has resulted in the development of support facilities (for example, additional housing, schools, expanded PX).

- *Introductions* – Committee members were asked to introduce themselves and identify their organization/affiliation.
- *JLUS Purpose and Need* – One of the handouts for the group was a statement of the project's purpose and need. A review of this handout and the general parameters of the planning process and need for consensus in recommendations was lead by CDR Dodick.
- *Role of the JLUS Technical Committee* – CDR Dodick provided an overview of the JLUS process and the role of Plaquemines Parish in the development of the project and securing of the grant paying for the project. Included in this discussion was identification of the Technical Committee, which has 14 members invited and the Policy Committee, which has 12 members invited. These committees have members from the base, surrounding Parish governments, residents and key property owners. Community involvement beyond these committees was discussed as needing to occur and very important to the planning process. A description of the Technical Committee's role in the process was provided prior to the meeting and discussed as part of the review of the role of the Technical Committee.
- *Identification of Issues Surrounding the NAS/JRB* –A discussion of the issues surrounding the base, and to be addressed through the JLUS was lead by representatives of GCR, Plaquemines Parish and the Base. Handouts provided in advance of the meeting included an area land use map, 2001 noise contour map and list of tools available to help implement the JLUS. It was discussed that the AICUZ, completed prior to this project, will be used as input to the JLUS. The discussion centered on the following topics which appear to be major inputs to the JLUS project:

- *Pending Roadway Construction* – Peters Road Extension (from Jefferson Parish to LA 23) will increase transportation access to the west of the base. This will increase the development potential of the vacant lands adjacent to the corridor (and base). Also, the Parish is looking at extending Barriere Road from the current terminus west to meet Peters Road Extension.
- *Vacant Lands Around Base* – There is a substantial amount of vacant land to the north, west and south of the base. Land east of the base's east-west runway, has been acquired through a cooperative endeavor with the Parish, Navy and Trust for Public Land. Plans for the development of this land were not disclosed or discussed. The highest and best use of these areas will be examined once Peters Road is constructed.
- *Future Base Expansion/Land Use Needs* – The review of base master plans and operations (Item #1) lead to a question concerning whether the base has a goal of being self sufficient – provide for all of its needs on the existing reservation, or whether some of this need may be transferred to lands outside of the base. If so, this could have an influence on how some of the currently vacant land adjacent to the base develops in the future. It was noted that the base uses many outside (off base) vendors and contractors for supplies and services. Also, the Base is dependent upon the local community to help meet many needs for the personnel stationed at the site.

  It was also asked if the Base had any ideas on what it wanted to see in the land areas adjacent to the current facility. While there are ideas available, and some this is based upon the guidelines for compatible development suggested through the AICUZ process, the Base (or the JLUS) has no enforcement authority.
- *Base Outreach with Local Community* – There were questions about the Base's current outreach with the community to explain its current missions, changes, etc. It was noted that the Base uses regular meetings with neighborhoods as an opportunity to review its operations and future plans. Such a meeting was held in the week prior to this meeting with the Stonebridge Neighborhood Association in Jefferson Parish. Also, the Base hosts a regular jobs fair with the Parish which allows local businesses a chance to find out how to obtain work through the Base.
- *Coordination with the Parish's Master Plan* – There was discussion on how this process would fit in with the Parish's Comprehensive Planning efforts. It was noted there would be coordination between the two, the comp plan consultant will soon begin work. Other planning issues which were discussed as part of this topic included the current planning approval process for zoning, permitting requirements in Plaquemines as regards FEMA requirements, the role of the planning commissions and parish councils in making decisions in both Plaquemines and Jefferson Parishes.
- *Levee/Storm Protection Coordination* – The current project to construct the pump station at the confluence of the Harvey Canal and Intracoastal Waterway will include some of the vacant areas west of the base. But when all projects are complete, there will be a storm levee which extends around the base and across

LA 23 to the Mississippi River levee. This will place the Belle Chasse area inside of the Hurricane Protection Levee system. Also, there are several barrow pits within the vacant areas west of the base owned by Jefferson and Plaquemines Parish and used by the USCOE for the levee raising projects.

- *Airspace obstructions* – There was a brief discussion of the airspace coordination issues and need to make sure areas at the ends of the current runways do not have tall structures, monopoles or LED signs. An FAA air obstruction can help determine whether something would present an obstruction to runway operations.
- *Issues and Tools List* – The handouts included a list of issues and possible tools which could be used to help address the issues. Some combination of items from this list, or others from the group, could be within the final JLUS. The group was asked to identify any remaining issues or items of concern which should be considered as part of the JLUS planning process. The items identified included:
  - *Flood Protection* – development potential in Belle Chasse could be influenced by the final flood protection system. It was noted that at LA 23 the levee will have a swing gate which could be closed. This project will be complete by 2013.
  - *Utilities* – how much capacity remains within the sewer, water and drainage systems to support new development in the area? This needs to be considered.
  - *Traffic Impacts* – how many more cars (and trucks) will need to come through the area (via LA 23, Peters Road Extension or Barriere Road) as a result of development on-base as well as in areas off-base? There are few connections between Plaquemines and the adjacent parishes. For example, traffic backs up at LA 23 through Belle Chasse when the bridge is open. Questions arose about the status of Peters Road, which were discussed by GCR.

At the close of the meeting, the group was asked to review the items provided via email and help identify other issues which may have an impact on the JLUS process. Also, the group was asked to review the list of tools provided and to note how these would be applied through the JLUS process.

It was noted that a project website could be on-line soon and it would allow for posting of information on the project.

The next Technical Committee meeting was tentatively set for March 24, 2010, 6:00 pm at the Belle Chasse VFD. The meeting reminder will be sent to the group assembled (and invited) in advance.

Meeting Summary, JLUS Technical Committee Meeting

Plaquemines Parish Volunteer Fire Department, 104 New Orleans Street, Belle Chasse, LA
March 24, 2010, 6:00-7:30 pm

Attendees: Stan Mathes, Mike Metcalf, Glenn Fleming (PPG); CDR Buck Dodick (NAS/JRB New Orleans); Ed Durabb, Terri Wilkinson (JP); Alan Hero (Hero Lands); Steve Gourgues (GCR); Ed Elam (BKI)

The meeting started with a review and approval of the minutes from the Committee meeting of March 10, 2010. The motion to accept was made by Stan Mathes (PPG) with a second by Steve Gourgues (GCR). No opposition to the motion, minutes approved.

At the start of the meeting, Steve Gourgues (GCR) provided the following handouts for use during the discussion: Meeting Agenda; Meeting Summary from March 10, 2010; Map of the Zoning Districts, Jefferson and Plaquemines Parishes (11x17 color); Noise Levels and Accident Potential Zones (APZ) (11x17 color); Suggested Land Use Compatibility Table; reprint of Table 2 – Air Installations Compatible Use Zones, Suggested Land Use Compatibility in Noise Zones and Table 3 – Air Installations Compatible Use Zones, Suggested Land Use Compatibility in Accident Potential Zones; List of potential tools for implementation of the JLUS recommendations. Larger display maps containing the Noise levels, Accident Potential Zones, Land Use, Zoning were also in the room.

Review of the Military Influence Planning District Definition (MIPD) – The zoning districts map contained in the packet included a suggested definition of the proposed study area, known as the Military Influence Planning District. This area was broken into 20 subareas which would be examined in more detail. Steve Gourgues (GCR) led a discussion about each of the districts. Inside of each district, properties are drawn with current parcel lot lines from the Parish's GIS system. In addition, there is ownership information available for large tracts of undivided land. The map also included information on the location of the Peters Road corridor, Gulf Intracoastal Waterway (GIWW) West Canal Closure and two options for the New Orleans/Gulf Coast Railroad Relocation project (rail yard and associated track connection to Belle Chasse and Lower Coast). The boundaries of the subareas follow a combination of parcel boundaries and geographic features.

Based upon the group discussion, the following suggestions were made for this map:
a.) define a zone 21 which would include the public lands at the Jefferson and Plaquemines Parish Drainage District borrow pits and the former Parish Landfill site (Walker Road at Bayou Barriere);
b.) make sure the complete boundaries to districts 5 and 6 (east of LA 23) are depicted on the final map.

The group was asked by Buck Dodick (NAS/JRB) to consider adoption of this definition, with the additions outlined by the committee. Final adoption of this map and boundaries will occur at the next Technical Committee meeting. Before that meeting, a copy of the revised map will be

provided to the committee for review. Once approved by the Technical Committee, it will be passed onto the Policy Committee for approval.

Review of the Suggested Land Use Compatibility Matrix –The packet's information on land use compatibility for noise zones and accident potential zones was reviewed. Steve Gourgues (GCR) led a discussion of the tables, which came from the Standard Land Use Coding Manual (SLUCM) of the US Department of Transportation. Land Uses are divided by main category, such as Residential, Manufacturing, Trade, etc., as well as subsets which define these broad uses by individual types. It was discussed that the JLUS may group properties and recommendations by main category, as opposed to individual types. It was asked by one committee member (Alan Hero) if more information on the SLUCM could be obtained. This could be used by the committee to read more about land use category descriptions and land use types. It was discussed that this use of this information and it definitions offered one method for guidance to the land use planning in the JLUS (B Dodick). It was noted that the SLUCM was the foundation for the American Planning Association's Land Based Classification System (LBCS) which was used by Jefferson Parish as part of their planning effort (T Wilkinson). In addition, coordination with LBCS is the goal of the Regional Planning Commission in the development of its regional GIS and land use information. Plaquemines and Jefferson are both part of the RPC and working with the LBCS method would be a way for this project to be consistent with ongoing regional land use efforts (T Wilkinson). It was suggested that the land use information should be used as a guide, with the appropriate LBCS code added as an additional piece of information (B Dodick). This approach was accepted by the group.

Review of the issues surrounding the NAS/JRB – As the previous meeting closed, the group was asked to review the issues list identified and taken as homework and bring back additional comments. In these comments, the group was asked to identify which tools from the list available items could help address that issue. Review of the issues list reaffirmed several items identified at the previous meeting as needing to be considered as part of a broader Transportation and Infrastructure Group: Traffic Impacts, Adequacy of Public Facilities; Drainage (base requirements for drainage).

In addition to the discussion of these items, the following coordination issues were identified which should be considered:

- Drainage Capacity – Plaquemines Parish has plans to widen the Barriere Canal to accommodate future drainage needs (capacity will increase by 50%), plus over the long term, there is a plan to construct a pump station at the end of the Canal to discharge into the Hero Canal. This station would remain available to pump drainage water out of the Belle Chasse area when the GIWW/Harvey Canal flood gates are closed.
- Land Use Development – up to four additional phases of Springwood subdivision are planned east of LA 23 and Woodland Highway.
- Height Obstructions – There is a need to identify height restrictions in the airspace immediately around the existing base. Construction of monopoles or towers in the approaches to runways could impact some flight operations. There are several existing structures in the area which are 150 feet or higher (Oak Grove Water Tower, Tower at

LA 23 and Walker Road). However, it was discussed that one action that could be taken in the JLUS is to recommend an overlay area inside of which vertical obstructions would be coordinated with the proper FAA reviews and review of the base. Part of the implementation of this overlay would be a review during the development approval process for vertical obstructions, similar to the way utilities are treated under the call before you dig program (M Metcalf). It was noted that in order for such coordination to have force, it would need to be adopted through local ordinance (T Wilkinson). As part of this ordinance, there would need to be height restriction areas established around the base and extending out to cover all main approach areas. However, the limits of the height ordinance overlay would extend beyond the defined boundaries of the Military Influence Planning District (MIPD). It was noted that the City of Kenner has a similar height ordinance around the Louis Armstrong New Orleans International Airport (S Gourgues). Information on such an area can be identified and mapped around the base. More information on height ordinances will be compiled and shared with the committee for review (S Gourgues).

- Wildlife Encroachment –As the area around the base develops from its current wooded state, it is expected that the number of animals living in the base's wooded areas will increase. The number of interactions between aircraft and wildlife has been few to none in the past 10 years. However, the base does maintain full time staff to address wildlife issues.

Review of JLUS Tools/Recommendations – As a follow-up to the homework after the previous meeting, the following suggestions were made regarding the JLUS tools which could help address the noted issues and concerns. This list was provided by Terri Wilkinson. Rows within the Tools table were numbered 1 through 30 to the left of the "Topic" column. In order to review this list, each committee member will need to do the same and then cross tab the number listed below to the appropriate table row:

Issue	**Number**
Land Use/Development	1,3,4,5,6-11,13-24
Airspace Obstructions	6,7,8,9,11
Transportation/Infrastructure	1,5,6,7,9,25,29
Wildlife Management	8,9
Light Pollution	7, 28

At the close of the meeting, the group was asked to assist with committee member retention. It was asked for them to follow-up with those committee members not in attendance and to help encourage them to attend.

The next Technical Committee meeting was tentatively set for April 7, 2010, 6:00 pm at the Belle Chasse VFD. The meeting reminder will be sent to the group assembled (and invited) in advance. On that agenda, at a minimum, the following items will be discussed: Approval of the

MIPD Boundaries; Suggestions on a height ordinance/overlay; Suggestion on the relocation of Barriere Road from the current location to outside the perimeter fence of the base.

Meeting was adjourned about 7:30 pm.

Meeting Summary, JLUS Technical Committee Meeting

Plaquemines Parish Volunteer Fire Department, 104 New Orleans Street, Belle Chasse, LA
April 7, 2010, 6:00-8:00 PM

Attendees: Billy Nungesser, Ken Dugas, Robert Spears, Mike Metcalf, Steve Braud (PPG); CDR Buck Dodick, Bruce Keller, Ron Rink (NAS/JRB New Orleans); Mike Stack (DOTD District 02); Terri Wilkinson (JP); Alan Hero (Hero Lands); Bonnie Buras (Plaquemines Parish Resident); Phil Brodt, Steve Gourgues (GCR); Ed Elam (BKI)

The meeting started with a review and approval of the minutes from the Committee meeting of March 24, 2010. The motion to accept was made by Mike Metcalf (PPG) with a second by Steve Gourgues (GCR). No opposition to the motion; minutes approved.

At the start of the meeting, Steve Gourgues (GCR) provided the following handouts for use during the discussion: Meeting Agenda; Meeting Summary from March 24, 2010; Map of the Military Influence Planning District (MIPD) with amendments made as a result of the discussion on March 24 (11x17 color); Airport Imaginary Airspace Surfaces Map (11x17 color) with Part 77 Federal Aviation Regulations; Barriere Road Relocation Map; Air Hazard Zoning Ordinance Template and Suggested Land Use Compatibility Matrix.

Several of these items were presented to the committee in email prior to the meeting: Meeting Minutes from March 24; Map of the Military Influence Planning District (MIPD); Airport Imaginary Airspace Surfaces Map. The remaining items were presented to the group at the meeting.

Military Influence Planning District (MIPD) Map –The map with modifications was presented to the group for review and discussion. It was noted that the map includes various subdistricts which were formed along natural (waterways) and manmade boundaries (streets, canals, parcel lines) in the area. District 21 was created from the existing barrow pit operation, publically owned property along Hero Canal and the former parish landfill. It was discussed that this map will be used to identify land use suggestions within the JLUS document. Each district will be examined individually by the technical committee at future meetings.

Please note at this point in the meeting, there was substantial discussion on the Airport Imaginary Airspace Surfaces (AIAS) map and its use in the planning process and relationship to the MIPD. That discussion has been summarized under that agenda item.

In regards to the MIPD map, the group was asked if it could accept the map as modified and pass it along to the Policy Committee for approval. This request facilitated the following questions and comments:

- *Why was area 14 added to the Map?* It was noted that this sub-district includes areas impacted by the noise signature and APZ zone of the north-south runway at the base.

- *Why do areas 5 and 6 along Woodland Highway exclude other existing or proposed development areas, further northeast?* It was noted that the boundaries shown were drawn to follow existing property lines and only include those areas immediately impacted by the existing noise contours and APZ areas. In some instances, these boundaries may extend the MIPD beyond the boundary of the noise contours and APZ areas. It would be the committee's choice to not extend their recommendations to areas outside of the noise contour and APZ areas.
- *Does the Military Influence Planning District (MIPD) need to be consistent with the boundaries of the AIAS in order for all impacts to be addressed?* It was noted that these two do not need to follow the same boundaries. The MIPD looks at adjacent areas where land use decisions could impact base operations. The AIAS is a broader (i.e. regional) view of the approaches needed to support base flight operations. The only item of interest in the AIAS is the regulation of vertical obstructions which might be placed into the airspace around the base or on the approaches to the runways.
- *What happens once the Military Influence Planning District (MIPD) Map is adopted?* The Technical Committee will look at land use issues within each of the 24 sub-districts of the MIPD and make recommendations using the guidelines provided as part of the Suggested Land Use Compatibility Matrix.
- Why is the *Military Influence Planning District (MIPD) Map larger in districts 1, 2, 3, 4 than the noise contours of the base? Why was area 24 included?* It was noted that the boundaries for all of these areas follows a conservative approach to include all of the areas impacted by noise, with the boundaries drawn to the closest feature (road, water, canal) or property line. The group will provide specific recommendations at the project level at which time they can choose to exempt portions of the sub-district from recommendations.

Approval of the Military Improvement Planning District Map

Motion: To accept the MIPD Map drafted for the April 7, 2010 Technical Committee Meeting (as shown at the meeting with 24 subdistricts) and to pass it along to the Policy Committee along with a suggested resolution for its adoption by that body.

Motion made by: Terri Wilkinson (Jefferson Parish); Motion Seconded by: Mike Stack (LADOTD)
For: Technical Committee Members Present (Braud, Buras, Dugas, Hero, Keller, Metcalf, Spears, Stack, Wilkinson, Dodick)
Against: None recorded
Committee Members Absent: Acosta, Bisso, Beheyt, Durabb, Filostat, Fleming, Gravolet, Illg, Mathes, Musmanno, Robinson

Airport Imaginary Airspace Surfaces (AIAS) Map – A map of the Airport Imaginary Airspace Surfaces produced as a result of the Part 77 evaluation of the airfield, was presented to the group for review and discussion. This map was emailed prior to the meeting to the group. A larger print of this map was also displayed at the meeting and used in the discussion. This map is used to identify the approach pattern and heights for departures and landings for aircraft using the base. As noted, the map's limits extend beyond existing base noise contours to include portions of St. Bernard, Orleans, Jefferson and Plaquemines Parishes.

The purpose of this map was to help identify areas where obstruction regulations/ordinances may need to be put into place. This could be used to limit placement of tall structures or items (monopoles, antennas, towers, etc.) in the main approaches to the runways.

It was noted during the discussion that at the time the base developed in the 1950s, height restrictions were established around the original runways. This information needs to be added to this discussion. It is much smaller area than shown on the AIAS – it actually extended to just beyond the end of the original runways. It was also questioned if extending this original area through a height restriction into other areas could this result in the creation of a avigation easement which may require compensation to the property owners for loss of use. It was noted that the original height restriction areas (from 1957) would be added to the maps for review and discussion at the next meeting of the Technical Committee.

The discussion also included review of a potential Airport standard ordinance supplied through the LADOTD Aviation Division Airport Managers Manual and has been used at several airport/airport areas elsewhere in the state.

It was noted that it is common to have such restrictions around airports which is treated as an overlay to land use ordinances (zoning) as a supplemental overlay. Such is the practice around the LANOIA facility in Kenner. It allows the local regulatory process to help control installation of potential obstructions around airfields.

The Air Hazard Zoning Overlay would not take the place of Federal Aviation Administration (FAA) airspace evaluations of items which occurs around airports and airfields. Those airspace evaluations (FAA Form 7460-1), which help determine potential impacts of decisions during a planning/development approval phase, will still need to occur. It would be the developer's responsibility to make such a review through the FAA; the overlay zone could help remind them it needs to occur.

It was noted by representatives from both parishes that a recommendation on the draft Airport Hazard Zoning Overlay to limit heights of structures and objects in areas defined using the AIAS was not possible at this meeting. Representatives of both parishes needed more time to review the documents internally, prior to making a recommendation. A final recommendation may not be possible until one of the future meetings of the committee.

Barriere Road Relocation Map – A map of a proposal to relocate Barriere Road around the base's north-south runway was presented at this meeting. The current road is a combination of hard surface public, gravel private road extending from LA 23 to Walker Road. Long-term plans, as discussed previously, are to widen this roadway and connect it to Peters Road.

The current Peters Road extension proposal includes a future connection (stub-out) for Barriere Road's relocation away from the east-west runway. The addition of the removal from the area shown at the end of the north-south runway is a new development. The reason this is being discussed now is that the Base has a proposal to lengthen its north-south runway by 2,000 feet

(as shown on the map provided at the meeting). The roadway realignment shown to the group was drawn as a concept, with no engineering input.

It was noted that Parish Government needs to be made aware of this development as soon as possible as work has progressed into survey/property acquisition for the currently planned extension. This proposal would impact work already completed or in progress. It was also suggested that the Parish Engineer could help identify more feasible concepts for the location of this road.

Questions were asked about whether the stub-outs shown on the Peters Road extension could be moved further north to accommodate a realignment concept such as shown on the illustration. It was noted that DOTD standards define the location of where at-grade intersections can be developed near elevated structures. The current stub-out appears to be at the proper location – movement of the Peters Road corridor to accommodate this realignment is also not possible.

It was noted that the existing private gravel road has been relocated and this needs to be reflected on the aerial base. This information should be available from the Parish. Also, it has been suggested that any recommendations for the road realignment include opportunities to create a perpendicular intersection with the future rail yard/line proposal as shown on the map. More information, however, is needed on the rail proposal as it currently goes through the base fence line as shown.

Barriere Road Relocation

Motion: To accept the concept of a realignment of Barriere Road from the area around the north-south runway to accommodate the 2000 ft extension, as shown, with the final recommendation made a result of review within considers the needs of the base, connections to the existing Peters Road corridor, and interaction with any future railroad alignment.

Motion made by: Bruce Keller (NAS/JRB New Orleans); Motion Seconded by: Ken Dugas (PPG)
For: Technical Committee Members Present (Braud, Buras, Dugas, Hero, Keller, Metcalf, Spears, Stack, Wilkinson, Dodick)
Against: None recorded
Committee Members Absent: Acosta, Bisso, Beheyt, Durabb, Filostat, Fleming, Gravolet, Illg, Mathes, Musmanno, Robinson

Follow-up Items

1. Airport Hazard Overlay Ordinance: Parish representatives need to review and provide input to the Airport Hazard Overlay Ordinance. The current ordinance form, from DOTD, was drafted in 1996/1998. It was suggested that a small subcommittee meet with parish attorneys to review/discuss the item before the next meeting. This may take more than the

2 weeks between meetings. It was also discussed that a summary of the ordinance (1 page) may help with the review.

2. Land Use Compatibility Matrix – review was tabled until the next meeting.

Meeting adjorned, with no objection.

The next Technical Committee meeting was tentatively set for April 21, 2010, 6:00 pm at the Belle Chasse VFD. The meeting reminder will be sent to all committee members in advance.

Meeting Summary, JLUS Technical Committee Meeting

Plaquemines Parish Volunteer Fire Department, 104 New Orleans Street, Belle Chasse, LA
April 21, 2010, 6:00-8:00 PM

Attendees: Ken Dugas, Robert Spears, Mike Metcalf (PPG); CDR Buck Dodick, Bruce Keller (NAS/JRB New Orleans); Mike Stack (DOTD District 02); Ed Durabb (JP); Allen Hero (Hero Lands); Bonnie Buras (Plaquemines Parish Resident); Phil Brodt, Steve Gourgues, Joel Gilliam (GCR); Ed Elam (BKI)

The meeting started with a request for a motion to approve of the minutes from the Committee meeting of April 7, 2010. The motion to accept was not made until the close of the meeting. This motion was made by Bruce Keller (NAS/JRB NO) with a second by Mike Stack (DOTD District 02). No opposition to the motion; two (2) minor changes were suggested by the recorder, minutes approved.

At the start of the meeting, Steve Gourgues (GCR) provided the following handouts for use during the discussion: Meeting Agenda; Meeting Summary from April 7, 2010; Map of the Military Influence Planning District (MIPD) with Military Influence Areas as of April 21, 2010 (11x17 color); Airport Imaginary Airspace Surfaces Map (11x17 color) as of April 21, 2010; Barriere Road Relocation Map (11x17 color); Military Influence Areas, Noise Levels and Accident Potential Zones (APZ) as of April 21, 2010, accompanied by Military Influence Area (MIA) packet of land use compatibility matrices and existing land use maps.

Military Influence Planning District (MIPD) Map –The group was presented with a final version of the MIPD map as approved at the April 7th meeting. In addition, it was mentioned this map, along with a suggested adoption resolution, will be provided to the Policy Committee for their adoption at their meeting on April 26th. (A motion to approve this map with modifications shown is in minutes of the April 7th meeting.)

Barriere Road Relocation Map – The group was presented with a modified map of a potential realignment concept which takes into account a future lengthening of the north-south runway by 2000 ft. This realigned section could utilize a portion of a gravel road already in place connecting to East Bayou and Buccaneer Road. This realignment would utilize the existing connection shown as part of the Peters Road corridor. A recommendation to study this realignment was made at the April 7th meeting. This map was presented for clarification.

Airport Imaginary Airspace Surfaces (AIAS) Map – It was noted that following our last Technical Committee Meeting, Terri Wilkinson provided some information via email on airport ordinances. This information was provided as a means to identify alternatives to the ordinance information provided, as well as continue the discussion which started during the previous committee meeting.

At this point, there was a detailed discussion on the need for and potential impacts of developing/adopting an airport overlay ordinance, as opposed to incorporating a need for FAA

review into the development approval checklist in each parish. This discussion identified the various means that each Parish currently uses as part of the development review process. It was discussed that incorporating the FAA review requirement as a point of information into the development review process appeared the most logical, much like other development and permitting conditions reported by a developer in each parish.

This would allow Parishes to monitor compliance with FAA program requirements (no FAA review, no permits) and not create a need for additional staff to administer and interpret the information and requests. When developments are submitted, each Parish will ask the developer to identify compliance with the regulations of other groups (i.e. One Call for Utilities, DOTD for certain driveway permits, etc.). The AIAS Map would be tool used at each Parish to help them identify which properties/areas would need to submit their development plans to a FAA review. The FAA review would become another checklist item identified for developers to address. The purpose of the FAA review would be to evaluate the proposed development in terms of potential vertical obstructions to flight operations at the runways only.

Following this discussion, the group suggested passing the AIAS Map and a resolution (being drafted by GCR at this meeting) to the policy.

Airport Imaginary Airspace Surfaces (AIAS) Map

Motion: To accept the concept of the Airport Imaginary Airspace Surfaces (AIAS) Map, for use as a guide to local parishes in the suggestion that property developers proposing to erect or alter a structure which penetrates the height of these imaginary surfaces to an FAA Form 7460-1 evaluation. It is suggested that Parishes would include this requirement as a condition for development as part of the general checklist of conditions administered at the plan permitting stage.

Motion made by: Ed Durabb (Jefferson Parish); Seconded by: Bruce Keller (NAS/JRB New Orleans
For: Technical Committee Members Present (Buras, Dodick, Dugas, Durabb, Hero, Keller, Mathes, Metcalf, Spears, Stack)
Against: None recorded
Committee Members Absent: Acosta, Bisso, Braud, Beheyt, Filostat, Fleming, Gravolet, Illg, Musmanno, Robinson, Wilkinson

Suggested Land Use Compatibility Matrix Checklist – The MIPD has been divided into 24 Military Influence Areas (MIAs) for which land use recommendations will be made using the results of the noise and APZ evaluation. A map which presents an overlay of the Noise Contours and APZs from the AICUZ process onto the MIAs was presented for use in this review and discussion.

As each area is evaluated, there will be a need to offer suggestions on future land use patterns based upon the compatibility matrix provided at previous meetings. Individual tables for each

MIA provided information on what is compatible, given the combination of the noise contour and APZ zone. Compliance with the information shown in these matrices is voluntary; there are no powers of enforcement conveyed to the JLUS as part of this process. The group is being asked to look at each MIA and develop a recommendation.

The process started with MIA 8 and 9, located along the Barriere Road extension and the Intracoastal Waterway. Information on the noise contour and APZ in this area were explained, along with the suggested compatible land uses which these elements would suggest for the area.

Concerns were expressed (Allen Hero) that such assignments of future land use could be viewed as premature – there are currently no final plans for locating/improving Barriere Road to Peters Road and market conditions/demands may not support the types of land uses shown in the matrix. It was discussed that the information shown in the matrix for compatible land uses are suggestions only. Normally, in other JLUS processes these suggestions are incorporated into the general plan and used for further discussion. The land area in these two MIAs (8/9) is currently zoned as Agricultural by Plaquemines Parish. There are no plans at the present to develop these areas into anything other as covered under these zones, any decisions otherwise would not be made until Barriere Road is completed and access improved.

It was noted in the discussion that existing conditions in many areas (i.e. presence of developed land with structures) may prevent suggestions from the compatibility matrix, from being implemented. Also, in reviewing each MIA, it was discussed that developed areas may be addressed through modifications to building codes (i.e. add noise dampening features to new construction). It was noted that the State of Louisiana has adopted the 2006 International Building Code statewide after Hurricane Katrina. There are no restrictions from private property owners to exceed these standards, but changes in the standards will require coordination and review/approval by a state Building Code Council. Research needs to take place to identify how the new code addresses requirements dealing with noise in areas around airports (if at all). Also, it was discussed that disclosing the noise information to perspective homebuyers and existing property owners will be a tool that allows them to decide whether to take additional measures to mitigate potential future noise impacts.

The general feeling amongst the committee members present was that using the matrix to address developed areas first may be a better use of committee review time. There are many questions which might prevent them from identifying the best pattern for vacant areas. It was noted that changes in developed areas are not really possible, given the likelihood that the pattern found now will remain in the future. This led to a lengthy discussion regarding the potential impact of noise levels on area residents, characteristics of the APZ areas (including loss of loads in these zones by aircraft) and potential for addressing noise impacts through a combination of disclosure and education on the AICUZ information and its role in educating the public on noise levels and potential impacts on development.

Following the close of this discussion, a general motion was made regarding the Land Use Compatibility Matrices:

Military Influence Areas/Land Use Compatibility Matrix

Motion: Given the direction of the discussion, it was suggested on a motion that the committee ask for the planning team (GCR) to provide a completed matrix for each of the MIA areas. This information will be presented back to the Technical Committee for review and discussion at their next regularly scheduled meeting (in two weeks). This information will be provided in advance to allow the group to review this item in advance of that meeting and bring back questions for discussion.

Motion made by: Mike Metcalf (Plaquemines Parish); Seconded by: Ken Dugas (Plaquemines Parish)
For: Technical Committee Members Present (Buras, Dodick, Dugas, Durabb, Hero, Keller, Mathes, Metcalf, Spears, Stack)
Against: None recorded
Committee Members Absent: Acosta, Bisso, Braud, Beheyt, Filostat, Fleming, Gravolet, Illg, Musmanno, Robinson, Wilkinson

Meeting adjorned, with no objection.

The next Technical Committee meeting was tentatively set for May 6, 2010, 6:00 pm at the Belle Chasse VFD. The meeting reminder will be sent to all committee members in advance.

Summary: JLUS Policy Committee Meeting

Plaquemines Parish Government Office Building, 8056 Hwy 23, 3rd Floor EOC, Belle Chasse, LA
April 26, 2010, 6:00 PM

Attendance: Refer to attendance sheets attached.

Stan Mathes started the meeting by summarizing the role of the Policy Committee. The Committee will meet monthly to consider the recommendations of the Technical Committee. He emphasized that it is important to keep the project in general, and the work of the two committees in particular on schedule. He is concerned that hurricane season could cause a delay towards the end.

Those in attendance introduced themselves.

Capt Bill Synder, the outgoing NAS JRB CO spoke about the long-term nature of the JLUS project and introduced Capt Tom Luscher, the current NAS JRB EO and incoming CO.

Capt Luscher used a *PowerPoint* presentation (attached) to illustrate how both the NAS JRB and the surrounding area have developed since 1945. What was once an isolated outlying airfield in the midst of a forest is now a multi-function base that has seen development occur on all sides. Main themes of the presentation included:

- Economic impact to the area
- Various military units operating at the JRB
- Critical and unique location of the New Orleans NAS JRB both regionally and nationally
- Ongoing and planned base improvements and expansions
- The importance of the JLUS in guaranteeing the continued viability of the NAS JRB
- Accident potential and aircraft noise zones of concern to the military and community
- NAS JRB / community partnership – the goal is to continue the win-win relationship by planning together for the long-term future

Chris Laborde noted the substantial role that the JRB had played in the economy and vitality of the region over the years.

Billy Nungesser noted that perhaps the single most important thing to focus on in the JLUS effort is to keep residential development out of the flight paths and high-noise zones. He discussed the joint Parish / JRB actions that recently succeeded in setting aside about 200 acres at the end of one runway.

Stuart Guey said that one thought is to focus on industrial and other compatible land uses in order to avoid conflicts.

Steve Gourgues and Phil Brodt began their *PowerPoint* presentation (attached) by providing a background and overview. It was noted that this study focuses on the long-term future of

about 20 years in order to better secure the future viability of the base. It incorporates well established tools and techniques, such as land use planning, zoning, subdivision regulations, etc. to achieve the goal of compatible uses around military installations. Consensus building among the NAS JRB and the community stakeholders is the foundation of the process. The Policy Committee will be reviewing and reacting to Technical Committee recommendations, as well as reviewing consultant reports and participating in the public participation process.

Bruce Keller noted that it was also appropriate for the Policy Committee to ask the Technical Committee to consider items.

Phil continued by summarizing the three formal recommendations to date of Technical Committee. After describing the recommendations, each was offered to the Policy Committee for consideration in the form of a resolution. The resolutions discussions and results are summarized below.

Resolution 1 – Military Influence Planning District (MIPD):

Description – The MIPD is a study area surrounding the NAS JRB that consists of 24 distinct sub areas that are based on the presence and/or severity of potential conflicts with aircraft operations and noise related thereto.

Discussion – Walter Brooks asked whether it would be feasible to simply purchase key parcels around the base similar to what had been recently done. Capt Synder responded that this is not in the JLUS program and that there is no funding to accomplish this. Also, this is an unproductive use of property as the land is not in commerce returning use or revenue to owners and taxes to the local government.

Resolution 2 – Use the Airport Imaginary Airspace Surfaces Map as a basis to initiate local building permit review that is linked to the FAA Form 7460-1 process:

Description – The FAA regulates what is on the airport property, but can only advise on matters such as potential obstructions (towers, billboards, etc) in airspace that are located off of the base. With this resolution the Technical Committee is recommending that Jefferson and Plaquemines parishes automatically refer all building permit applications within the MIPD to the FAA for their review and comment. Structures found to be a potential hazard by intruding into airspace would be reported back to the local jurisdiction, which would deny the building permit based on the FAA finding. This would eliminate development of further intrusions.

Discussion – Capt Synder informed the group that there are existing towers, billboards and a water tank currently in the airspace. These are few in number and their locations are input into the Base and aircraft navigation systems so as to not pose problems. Steve said that GCR would document all existing structures in the study. Bruce Keller noted that, while existing individual structures on private property that protrude into airspace may or may not cause a problem now, the potential cumulative impact of unchecked intrusions could be very problematic. Steve noted that this resolution gives parishes a good technical evaluation tool that does not require them to have in-house expertise or pay for outside reviewers. James Juneau noted that Jefferson Parish employs overlay zoning districts for special situations such as those being discussed in resolutions 1 and 2, and that Plaquemines might consider doing the same.

Resolution 3 – Further study for the relocation of Barriere Road where it intersects with the proposed Peters Road Extension.

Description – The NAS JRB is planning on extending the east – west runway by 2,000 ft in the future. Plaquemines Parish is planning on improving Barriere Rd to intersect with the Peters Road extension. It is recommended that further study be undertaken to investigate moving the proposed Barriere Rd alignment so that it does not interfere with the proposed runway operations.

Discussion – At this point, an unrelated project, the relocation of the main gate from LA 23 to the current back gate, also on Barriere Rd, was brought into the discussion. Bruce Keller noted that the new main entrance would spread traffic demand and ease congestion on LA 23 in Belle Chasse. Stuart Guey is concerned that the Base, LDOTD and Parish will not have improvements in place in coordination with the proposed traffic diversion. Capt Synder indicated that the military will participate in construction of improvements. David Pavlovich's concerns centered on Barriere being only a two lane road that would have to serve local residents and businesses, as well as the base. This would not work. Capt Luscher stated that the gate relocation and opening was flexible. The Base can delay and/or pulse the traffic shift to wait until improvements are in place. Walter Brooks stated that the NORPC will have an EA and conceptual engineering under contract during the summer for improvements to Woodland Hwy (LA 406) and that this may improve some of the operations at the Barriere/LA 23/Woodland intersection. Walter was unsure of how much help the RPC or LDOTD could be on Barriere Rd because it is not part of the Federal Aid Network. Bruce Keller cited a DOD program that looks like it will provide some funds to improve Barriere Rd if the gate is shifted as currently being discussed. Bruce Badon noted that survey work on the Barriere Rd project had been halted by the Parish because of the news regarding the runway extension. Adoption of Resolution No. 3

would provide the Parish with more specific direction and surety to proceed in developing the new alignment.

Another unrelated topic in the vicinity of the Barriere Rd relocation, the rail relocation, was then brought up. The railroad provided two very general concepts for accomplishing a bypass of Gretna, Algiers and Belle Chasse, by coming down the Harvey Canal corridor and crossing the GIWW in the vicinity of Walker Rd and the Hero Canal. These alternatives are very general and not part of the Peters Road extension, Barriere Rd or JLUS projects at this time.

David restated his position that capacity improvements be in place on Barriere Rd and at the LA 23 intersection prior to any main gate relocation.

Resolution Decisions

Resolution 1 – Military Influence Planning District (MIPD).
Chairman Pavlovich called for and Stuart Guey made a motion to adopt Resolution 1. It was unanimously passed.

Resolution 2 – Use the Airport Imaginary Airspace Surfaces Map as a basis to initiate local building permit review that is linked to the FAA Form 7460-1 process.
Chairman Pavlovich called for and Stuart Guey made a motion to adopt Resolution 2. It was unanimously passed.

Resolution 3 – Further study for the relocation of Barriere Road where it intersects with the proposed Peters Road Extension.
Chairman Pavlovich called for and Walter Brooks made a motion to adopt Resolution 3. It was unanimously passed.

Stan Mathes announced that the next meeting would be held on June 6th

Meeting Summary, JLUS Technical Committee Meeting

Plaquemines Parish Volunteer Fire Department, 104 New Orleans Street, Belle Chasse, LA
May 12, 2010, 6:00-8:00 PM

Attendees: Ken Dugas, Mike Metcalf, Stan Mathes (PPG); CDR Buck Dodick, Bruce Keller (NAS/JRB New Orleans); Mike Stack (DOTD District 02); Terri Wilkinson (JP); Allen Hero (Hero Lands); Bonnie Buras (Plaquemines Parish Resident); Steve Gourgues, Joel Gilliam (GCR); Ed Elam (BKI)

The meeting started with a request for a motion to approve of the minutes from the Committee meeting of April 21, 2010 by committee chair Mike Metcalf. The motion to accept was made by Allen Hero (Hero Lands) with a second by Ken Dugas (PPG). No opposition to the motion; minutes approved.

At the start of the meeting, Steve Gourgues (GCR) provided the following handouts for use during the discussion: Meeting Agenda; Meeting Summary from April 21, 2010; Military Influence Area Panels (8 ½ x 11 panels covering all areas) with accompanying Suggested Land Use Compatibility Matrix which was completed by GCR to show the results of the Land Use Compatibility Assessment (as directed at the close of the last meeting).

Project Website – GCR announced that the project website is running (www.JLUSNewOrleans.com) and available for viewing by the public and project committee members. It will be where members of the committees (Policy and Technical) can download meeting packets and information in advance of meeting dates. Updates will be made to the website to reflect actions taken at each committee meeting. Members of the committee were also offered an opportunity to supply more photos of the Parish, Base, etc. which can be added to the site. These can be sent to Steve at GCR.

Policy Committee Report/Update –The April 26, 2010 meeting of the Policy Committee achieved those items of business identified and passed along by the Technical Committee. All motions approved by Technical Committee and passed along to the Policy Committee for approval were passed. Thanks again to the Technical Committee for their hard work and recommendations.

Review of Military Influence Area Maps/Land Use Compatibility Matrices (MIA) –The discussion during this section of the agenda started with a review of the Suggested Land Use Categories (SLUC) matrix recommendations at the sub-district level. Application of the land use matrix allows for identification of problem areas where land use policies or practices might need to change. In areas where changes are not possible, the group will be asked for a recommendation on how best to mitigate existing/future noise and APZ issues.

Final recommendations on these maps and matrices were not asked for at this meeting. The information presented will help start a general discussion of the application of the JLUS land use compatibility recommendations to the project area. As part of the review which starts at this meeting, members of the Technical Committee were asked to look through the maps and

identify any inconsistencies which may now exist with the built environment (i.e. new residences, new commercial structures, approved subdivisions, etc.) which may have an impact on recommendations.

A summary of general questions/observations:

- *Noise Contour Update for North-South Runway* - It was noted by the Base that the current noise hot spot on the Runway 14-32 reflects an engine testing area not currently used by the Base. It has been replaced as a result of hush house construction. This would impact the noise contour shown on the map within areas 15 D, E, F as well as 15 C and possibly areas 14 A and B.
  The exact changes in the noise contour for this area could be determined as part of a follow-up noise review which GCR, if approved by the sponsor. This review will re-examine the limits of the noise contours given the changes in the uses along the eastern edge/end of the North-South runway (closure of the engine testing area identified in the original noise study).

- *Ongoing Oversight of the JLUS (once final)* – there were questions about how the JLUS will be updated/amended once it is accepted by the Parish governments. Changes in land uses are expected to continue and some information on how to make amendments, what actions would trigger review and which group would remain in place to oversee the plan would be helpful. It was discussed that the process of making amendments is fairly standard in planning practices and that there are several local examples which could be followed in order to identify a standard review and amendment process.

- *Identification of incompatible land uses* – There may be some areas, once the committee has completed its review, that the recommendations are felt to be consistent. For example, areas 6B and C have recommendations for residential development which don't follow the JLUS Land Use Compatibility Matrix. In others where changes will be required, it may be better to put these aside and suggest final recommendations for those areas where the group can reach consensus with the analysis. The group was asked to review all areas, identify questions and changes to what is shown and bring these to the next meeting.

- *Building Code Issues* – It was discussed that research is required into the statewide building codes and how soundproofing/sound mitigation would be addressed within its provisions.

At the next meeting, the group has been asked to be ready to discuss the maps, items identified as part of this discussion and move toward adoption of land use compatibility recommendations.

Meeting adjorned, with no objection.

The next Technical Committee meeting was tentatively set for May 26, 2010, 6:00 pm at the Belle Chasse VFD. The meeting reminder will be sent to all committee members in advance.

Meeting Summary, JLUS Technical Committee Meeting

Plaquemines Parish Volunteer Fire Department, 104 New Orleans Street, Belle Chasse, LA
May 26, 2010, 6:00-8:00 PM

Attendees: Mike Metcalf (PPG); CDR Buck Dodick, Bruce Keller (NAS/JRB New Orleans); Terri Wilkinson, Ed Durabb (JP); Allen Hero (Hero Lands); Bonnie Buras (Plaquemines Parish Resident); Phil Brodt, Steve Gourgues (GCR); Ed Elam (BKI)

Meeting convened at 6:15 pm by the Chair (Mike Metcalf). The meeting started with a request for a motion to approve of the minutes from the Committee meeting of May 12, 2010. This motion was made by CDR Buck Dodick (NAS/JRB NO) with a second by Mike Metcalf (PPG). No opposition to the motion; minutes approved.

At the start of the meeting, Steve Gourgues (GCR) provided the following handouts for use during the discussion: Meeting Agenda; Meeting Summary from May 12, 2010. Group members were asked by email to bring their MIA district handouts (maps and land use compatibility matrix) from the May 12, 2010 meeting to this meeting.

Discussion of modifications of baseline conditions (AICUZ Map)

At the previous meeting, it was discussed that GCR would look into a revised noise contour map to address the change in activity along the North-South runway at the run-up pad located near the LA 23 end of the runway. It was determined after review of the issue and the AICUZ guidelines that this would not occur at this time.

The Noise Contour information shown as the baseline for this JLUS process would remain as shown on current exhibits. However, this process can suggest a re-evaluation of noise at the base as a recommendation in the final JLUS plan. The re-evaluation of noise at the base would occur in 2012, 10 years after the completion of the current noise study. Also, it was noted that as part of the north-south runway extension, the environmental assessment would include a review of changes in the noise contours around the base.

It is given that any re-evaluation and redrawing of the noise contours would occur after the completion of this study. When that happens, it will require a review of the land use suggestions for the portions of the MIPD where the noise contours change. The recommendation to include the land use review with the review and possible adjustment in the noise contours will need to be made as part of the final recommendations of this JLUS.

Suggested Land Use Compatibility Matrix Checklist

The group discussion centered on the method for completing the review of land use compatibility within the MIAs shown on the maps and handouts provided to the group at the previous meeting.

The discussion has been grouped into the following topics:

Developed vs. Undeveloped Areas: The group discussed options for dividing the areas contained in the MIA review into two general groups: developed and undeveloped areas. After discussion, it was generally agreed that in developed areas, the general recommendation would be to generally maintain existing developed land use, with a suggestion to encourage disclosure (at time of

development or sale) and owner-financed mitigation, through methods such as soundproofing of structures in higher noise areas. Examples of mitigation measures would be changes which could also improve structural energy efficiency (insulation, insulated windows, central air conditioning). There is a need for additional research into the State Building Codes to determine if the noise mitigation measures would be permitted as they do not include changes to structural elements.

In undeveloped areas, the focus would be to identify land use and zoning recommendations consistent with the Land Use Compatibility Matrix. Properties developing in these areas would also be subject to some forms of noise mitigation, but these would be installed into structures by the developer at the time of construction. It was also discussed that there may be a need for a disclosure form or information be provided to the developer of the noise contour and mitigation measures as part of a general disclosure signed at the time of an application to develop.

Noise Contour Lines: The group discussed the methods which could be considered for assigning contour boundaries to help determine which parcels are in or out of the noise areas. It was discussed that the boundary could split individual parcels in some areas. It was discussed that this contour line (which has no meets and bounds description) could be treated like the floodplain lines on the FIRM maps. Another option would be to join the contour to the closest parcel or street centerline to help determine which properties are within or outside of the contour. No decision was made on which system would be followed. It was noted if that contour crosses a parcel, but not near a structure, suggesting that structure should be mitigated for noise (at the owners cost) could be considered a possible problem.

In tracking the location of parcels within the noise contours, it was noted that both parishes utilize GIS systems to support planning and zoning activities. Attribute data for parcels within the noise contour areas could be modified to indicate the presence of the noise contour/AICUZ and APZ information. However, any data added to these systems to reflect the location of the APZ and Noise Contours will need to have the proper coordinates and location information in order to work within the parishes' existing GIS systems.

Proposed Land Use Compatibility Work Program: The group consensus, based upon the general discussion, is to work at reviewing the Land Use Compatibility Matrix and arrive at land use recommendations within undeveloped areas first. This would generally include the MIAs 1, 6, 8, 17, 18, 19, 20, 21, 22, 23, and 24. In completing this review, GCR has been asked to compare the land use suggestions under the Compatibility Matrix to local zoning – this will give a better idea of the permitted uses in these areas. (A copy of the current zoning designations for Plaquemines Parish was given to the group as a handout.)

All other MIAs which are developed, or have development in a majority of their land areas, will be examined last to determine what mitigation measures to address noise should be recommended in the JLUS.

Meeting adjorned, with no objection. The next Technical Committee meeting was tentatively set for three weeks from tonight (June 16, 2010), 6:00 pm at the Belle Chasse VFD. The meeting reminder will be sent to all committee members in advance.

Meeting Summary, JLUS Technical Committee Meeting
Plaquemines Parish Volunteer Fire Department, 104 New Orleans Street, Belle Chasse, LA
June 30, 2010, 6:00 to 8:00 pm

Attendees: CDR Buck Dodick; Bruce Keller (NAS/JRB New Orleans); Ed Durabb (JP); Terri Wilkinson (JP); Mike Stack (LDOTD); Bonnie Buras (Plaquemines Parish Resident); Allen Hero (Hero Lands); Steve Gourgues (GCR); Ken Dugas (PPG); Steve Braud (PPG); Troy Loetzerich (JJG); Jay Lobrano (Hero Lands); Nicole McCall (BKI); Jody Coyne (Plaquemines Parish Resident)

Before the meeting commenced, Steve Gourgues (GCR) provided the following handouts for use during the discussion: Meeting Agenda; Meeting Summary from May 26, 2010; Introduction to Land-Based Classification Standards packet; Suggested Land Use Compatibility Analysis; and Plaquemines Parish Zoning Districts and Land Use Regulations.

Meeting convened at 6:15 by CDR Buck Dodick. Bruce Keller suggested that the meeting packets be distributed by Monday before the meeting. Steve Gourgues (GCR) agreed.

Land Use Compatibility Work Program
The Land Based Classification System (LBCS) was reviewed by the group. The LBCS was developed by the American Planning Association (APA) and allows for the classification of land uses across five dimensions: activity, function, structure type, site development character, and ownership. Jefferson Parish has found the "function" dimension to be the most useful because it allows for a connection between land use and zoning. GCR performed the initial analysis using the "activity" dimension. Steve Gourgues (GCR) was confident that the initial analysis can be used for discussion purposes and that it can be translated to the "function" dimension.

Next the group discussed what GIS data is available for Plaquemines Parish. Plaquemines Parish has provided the following to GCR: Land use/zoning, block/lots, and property ownership for the larger land holds. This data is available for larger land holds, not subdivisions. Plaquemines GIS data does not link the assessor's office data; this means ownership data for smaller individual parcels is not available. CDR Buck Dodick asked Bruce Keller (NAS/JRB New Orleans) to contact Mike Metcalf (PPG) to learn if any other data is available.

Community Member
Jody Coyne, a Belle Chasse resident and property owner, presented an issue to the group. He recently learned that Entergy is planning to place 100' transmission lines in front of a house owned by his family. He is requesting a change in alignment. He heard about our JLUS meeting and decided to attend to see what coordination has gone on between the Entergy and the Base. Mr. Coyne has a meeting set for July 1 with Entergy. CDR Buck Dodick suggested that Mr. Coyne contact Bruce Keller tomorrow prior to the meeting. The group agreed that the lines may conflict with FAA airspace standards and may impact other property owners, including Mr. Hero. Prior to leaving, Mr. Coyne provided an aerial photograph to the group. CDR Buck Dodick asked the group to refer any other community members with problems to the Bruce Keller and himself.

Review of Military Influences Areas (MIA)
An overview of the Suggested Land Use Compatibility analysis handout was provided. It contains maps for 13 of the 24 MIA zones with undeveloped land that is adjacent to an APZ or

noise contour. The zones were coded to correspond with the LBCS. An asterisk appears behind some of the codes in the "Suggested Land Use Compatibility" table and refers to conditional compatibility of some of the land uses. For example, leisure (Activity Code) includes open parks, camping, and gambling. Gambling may not be a non compatible use, but parks or camping could be. An asterisk was used to provide a more detailed map without using sub codes. The final report will specify conditional land uses. The maps are intended to serve as a tool to help Plaquemines Parish identify land uses that are compatible with base activities.

The group discussed if/how the analysis could be used as a tool to identify compatible land uses and determine if changes in zoning are appropriate with the Base. With four digits, LBCS allows the use of broad as well as detailed categories. An additional code can be added to create a new class of uses. This can provide flexibility from the regulatory perspective.

Zoning and Utilities

The group briefly discussed zoning and utilities. Zoning generally does not apply to utilities. Railroads and utilities have expropriation authority and can be very difficult to work with. It is possible to negotiate with them but once they have selected a route little can be done to halt progress.

Noise Contours that Cross Parcels

The group revisited an outstanding issue from the previous meeting: how to classify parcels that are split by noise contour lines.

The group applying a methodology similar to floodplain lines on flood insurance rate maps (FIRMs). FIRM policy should be reviewed and translated to noise zones. Steve Gourgues (GCR) will research how FIRMs are applied when there is more than one rating for a parcel.

Regulatory Approach

Next the discussion turned to determining a regulatory approach for the application of the noise contours. Building standards, disclosures, and servitudes were discussed.

- Building Codes - The president of the International Building Code Council recently informed Ed Durabb and Terri Wilkinson (JP) that restrictions can not be mandated that are stricter than the International Building Code.
- Disclosures- Disclosure requirements can ensure potential buyers are aware of the noise contour lines and potential impacts. Buyers can be required to sign off on the disclosure and be provided with information about noise mitigation. In the past disclosures were required for federally financed housing near the Base but they are no longer in use. Other bases have agreements but they are not federally mandated. A property disclosure sheets is currently required by the state of Louisiana but does not include information about noise.
- Noise servitude/easement- The group was not certain if noise servitudes are legal, if state approval is required, and/or if they can be negotiated directly with land owners. Servitudes may be efficient if they are negotiated with owners of large holdings before they are subdivided. The current state disclosure includes servitudes but not noise servitudes.

While these three issues can be applied to new owners, Bonnie Buras reminded the committee that it was important to determine: (1) if and how property values will be affected; (2) how to inform owners in the existing subdivisions.

As the group proceeds a rationale should be identified that makes sense. It can be as simple as a guidelines or disclose, and does not necessarily need to be zoning. Property values will likely be affected and a methodology should be selected to protect members of the public that are not aware.

Reviewing Compatibility Uses

The group was asked to review the GCR's analysis of compatible uses within the 13 MIA zones.

Terri suggested proceeding further using a methodology that involves blocking out areas of the map with bubbles (or polygons). This methodology would produce a visual tool that identifies where different uses should go at a broad, policy level. The group considered having a subcommittee apply this methodology to two or more of the MIA zones. The analysis would incorporate known constraints from the MIA as well as known changes to the area, such as the Peters Road Extension.

There was some push back about applying this methodology and debate how specific a plan should be, or if there should be any plan. During this discussion, a resolution to adopt coding that reflects the committee's desire to leave land use options open to land owners was briefly discussed but not adopted. It was suggested that Mike Metcalf should be part of that decision before such a decision is made and that committee members have an opportunity to review the 13 MIA areas. Some committee members were concerned about limiting the choices of property owners; some of the vacant properties are large tracts and their best use may not yet be clear. Others indicated that a plan that is less specific may be less useful. Further, if all options are left on the table the plan will not be effective.

CDR Buck Dodick explained that their priority is to work under the Base's mission and limit conflict. The discussion turned to public safety. If people are allowed to build and there is an incident there will be liability. Not only is it the responsibility of the base to continuously work to prevent catastrophic incidents, it also has the responsibility to set in a place a policy that will prevent the mission of the base from being diminished and eventually closed. Mike Stack mentioned that the other extreme, to the base being close, is for nothing to be built; a poor alternative.

Approval of meeting minutes from May 26, 2010

CDR Buck Dodick asked the group to approve the minutes from the last meeting. This motion was made by Ed Durabb (JP) with a second by Bruce Keller (NAS/JRB New Orleans).

Meeting adjourned, with no objection. The next Technical Committee meeting was tentatively set for July 14th.

Meeting Summary, JLUS Technical Committee Meeting

Plaquemines Parish Volunteer Fire Department, 104 New Orleans Street, Belle Chasse, LA
July 14, 2010, 6:00-8:00 PM

Attendees: Mike Metcalf, Ken Dugas (PPG); CDR Buck Dodick, Bruce Keller (NAS/JRB New Orleans); Terri Wilkinson (JP); Mike Stack (LADOTD District 02); Allen Hero, Jay Lobrano (Hero Lands); Bonnie Buras (Plaquemines Parish Resident); Steve Gourgues, Rebecca Rothenberg (GCR); Ed Elam (BKI)

Meeting convened at 6:15 pm by the Chair (Mike Metcalf). The meeting started with a request for a motion to approve of the minutes from the Committee meeting of June 30, 2010. This motion was made by CDR Buck Dodick (NAS/JRB NO) with a second by Bruce Keller (NAS/JRB NO). No opposition to the motion; minutes approved.

At the start of the meeting, Steve Gourgues (GCR) provided the following handouts for use during the discussion: Meeting Agenda; Meeting Summary from June 30, 2010; Military Influence Area (MIA) Allowable Land Uses; Maps of the Military Influence Areas and Identification of Compatible Land Uses (8 ½ x 11 Panels); Land Based Classification Standards (LBCS) overview of Function descriptions; Proposed Resolution submitted by Allen Hero (Hero Lands).

Land Use Compatibility Work Program and Review of the Military Influence Areas (MIA)

The group was presented with a series of handouts which provide the results of the evaluation of the compatible land uses for the undeveloped areas of the Military Influence Planning District (MIPD). These handouts include a table which depicted the compatibility potential future land use by LBCS category (function dimension, 1000 Residence through 9000, Agriculture, forestry, fishing, and hunting), and maps which depicted undeveloped land areas within the MIPD which were reviewed. The table identified all of the land use functions by influence area (MIA) and sub-zone. Land use functions were identified as not compatible (red); conditionally compatible (yellow) or compatible (green) with the nearby airfield operations.

The level of compatibility was determined following an analysis which used the current results of the noise contour review and APZ areas located adjacent to the existing runways (as shown on existing maps provided previously), and FAA recommendations for land use compatibility within noise areas around airports (provided previously to the group as well).

Suggestions for future compatible land uses shown in this table were grouped by the function headings. Areas identified as not compatible and compatible in this analysis are generally self explanatory. Areas identified as conditionally compatible still require some additional review and evaluation to determine if there are any individual dimensions within a function which may not be compatible with airfield operations. For example, while the category identified as 5000 Arts, Entertainment, and Recreation may be compatible within an individual area, an individual item within that category, such as a theater, may not. There may also be specific construction requirements or noise abatements as part of a conditional use.

At this point, the group proceeded to enter into a discussion that included review of some individual recommendations made within the table, as well as how such could result in recommendations which would have some “teeth” in the individual parishes. It was generally acknowledged that there are a

variety of methods which could be suggested from this group for implementation of the land use suggestions. Each has varying levels of potential support or opposition from the public. No one method appeared to be universally accepted. Some of points summarized from this discussion include:

- Information on the JLUS process begins at the planning staff level. It is where individuals developing vacant land would typically find out about the outcome of the JLUS and its recommendations.
- It was generally agreed that in both parishes, for any JLUS recommendations on land use to be implemented, this will require support of the public procedural bodies engaged in each Parish's planning process: planning commission or planning advisory board and parish council.
- The process of engaging the public procedural bodies in implementing the JLUS recommendations has the potential to not turn out as envisioned due to public or political outcry.
- Much of what is being discussed has direct implications for many land owners. There needs to be a method for incorporating more community input into the process. In Plaquemines, the majority of the project area, coordination with the Comprehensive Planning process offers that opportunity. In Jefferson, there are not many undeveloped areas in the MIPD; most of the area is developed.
- There appears to be a continuum of options for JLUS implementation. The ends of this continuum are defined loosely as letting the document be a planning guide to land use decisions and applying a zoning overlay for the MIPD, with recommended zoning changes as part of a future rezoning process somewhere in the middle of the spectrum. Each has their own relative benefits as well as problems to consider. This information needs to be developed by the Technical Committee, with all comments and passed to the Policy Committee for their consideration and recommendation.
- There was discussion regarding approval of the Military Influence Area (MIA) Allowable Land Uses table as provided at this meeting. It was stated that once the methodology is approved, the compatible land use charts are merely administrative and hence no approval is necessary. It was also stated that member does not feel comfortable agreeing to charts without further details regarding conditionally compatible uses. It was determined that project consultant will add additional details at the 100 level of land use function and describe conditionally compatible uses in further detail in advance of next meeting.

In the course of the discussion it was discussed that the group had been asked previously (June 30th) to accept the LBCS-based methodology for categorizing land uses. This has yet to occur. It should occur before the discussion on implementation items continue. The request to adopt the LBCD methodology was made to the group in the form of a motion:

Land Based Classification System (LBCS) Methodology for JLUS Project

Motion: To accept using the APA Land Based Classification System, at the Function Dimension level, as the methodology for categorizing land uses in the Military Influence Planning District as a part of the Joint Land Use Study in combination with the MIA Suggested Land Use Compatibility in Noise Zones and Accident Potential Zones.

Motion made by: Ken Dugas (Plaquemines Parish); Seconded by: Bruce Keller (NAS/JRB New Orleans)
For: Technical Committee Members Present (Buras, Dodick, Dugas, Hero, Keller, Metcalf, Stack)
Against: None recorded

Committee Members Absent: Acosta, Bisso, Braud, Beheyt, Durabb, Filostat, Fleming, Gravolet, Illg, Musmanno, Robinson

Topics for Discussion: Proposed Resolution of Avigation Easement Purchase

The group received a copy of a resolution drafted by Allen Hero which would suggest, as one implementation measure, Plaquemines Parish and the base work jointly to establish and purchase a noise and/or avigation easement within a defined radius around the base. Such an easement was purchased in the 1950s at the time the base was developed. (Note: NAS/JRB and Allen Hero will provide a map of this easement for the group to see at their next meeting.)

The resolution shown the group was based upon a similar project around a commercial airport in California. It was discussed that such a measure might be something included in the continuum of implementation measures forwarded to the Policy Committee for consideration. The resolution form presented can start a discussion on this topic, but more information is needed on this type of easement, as well as the current easement around the base.

Topics for Discussion: Rezoning of 10 acres along Highway 23 Adjacent to Base

It was discussed that Plaquemines Parish has received a request to rezone 10 acres along LA 23 located in the MIPD area 13 along LA 23, east of the base. Under current state law (RS 33:4734)[1] commanders must be notified of all zoning requests within 3000 feet of military bases. While this property appears to be outside of the current noise areas, as well as the APZs, there was a question about the notification process and whether it went as required. It was noted that the Parish staff was looking into this item, and it was possible that the appropriate letter may not have been sent. However, the Parish does send letters to the Base Commander of all zoning requests as required.

Meeting adjorned, with no objection at 8:05 PM. The next Technical Committee meeting was tentatively set for two weeks from tonight (July 28, 2010), 6:00 pm at the Belle Chasse VFD. The meeting reminder and packet information will be sent to all committee members in advance.

[1] §4734. Notification to military installations

A.(1)(a) The local governing authority considering any action to be taken on an application for a zoning request affecting property within three thousand feet of the boundary of a military installation shall notify the commander of the installation at least ninety days in advance of taking such action.

(b) The local governing authority shall publish notice of its intention to take action on an application for a zoning request pursuant to this Paragraph in the official journal of the local governing authority at least ninety days prior to taking such action.

(2) The local governing authority considering any action to be taken on an application for a variance affecting property within three thousand feet of the boundary of a military installation shall notify the commander of the installation at least thirty days in advance of taking such action.

B. As used in this Section, "military installation" shall include any base, military airport, camp, post, station, yard, center, home port facility for a ship, or any other military activity center that is under the jurisdiction of the United States Department of Defense.

Acts 2004, No. 787, §1; Acts 2008, No. 777, §1. (Louisiana Revised Statutes)

Meeting Summary, JLUS Technical Committee Meeting

Belle Chasse Volunteer Fire Department, 104 New Orleans Street, Belle Chasse, LA
Wednesday, July 28, 6:00 to 8:00 pm

Attendees: Mike Metcalf, Stan Mathes, Steve Braud (PPG); CDR Buck Dodick, Bruce Keller (NAS/JRB New Orleans); Jeanette Musil (DOD); Ed Durabb (JP); Allen Hero (Hero Lands); Mike Stack (LDOTD, District 02); Steve Gourgues, Rebecca Rothenberg, Phil Brodt (GCR & associates); Ed Elam (BKI); Megan Will, Gary Cornell, and Troy Loetzerich (JJG/Jacobs) *(It was noted that John Filostrat is no longer part of the technical committee)*

Meeting convened at 6:05.

Project Timeline

Phil Brodt (GCR) led the discussion of the project schedule, remaining meetings, and public outreach. It was noted that only one more meeting of the Technical Committee is scheduled to occur on August 11th. This would followed by a Policy Committee meeting on August 18th, and public meeting on August 31st (proposed date). In order to keep to this schedule, all remaining discussions need to be focused on the items shown on the agenda, so that all concluding comments can be collected and incorporated into the final report. It was discussed that the date for the public meeting needs to be discussed with Plaquemines Parish, especially since the Belle Chasse Auditorium may not be available on the date shown in the agenda.

Review of Land Use Comprehensive Summary

Rebecca Rothenberg (GCR) led the discussion on the updated land use compatibility tables. This information presents the results of the technical analysis described at the previous meeting, using the methodology approved by the group. The information shown, which is also available for download from the project website, presents the results of combining the LBCS function code information with the initial land use recommendations as well as the results of the AICUZ/APZ review around the base.

Land use information includes details at the LBCS 100 level to clarify which specific land use functions are generally compatible in the MIA areas. The tables are going to be a technical element of the JLUS document. As such, the Technical Committee approval of these items is not required. It was noted that larger print color versions of the same information can be downloaded from the project website.

Easement/Avigation Easement

Steve Gourgues (GCR) presented information on the existing avigation easement around the base. This information includes a map and technical description.

It was discussed that legal counsel should be contacted for item C on page 2 because there is room for interpretation on some language pertaining to air rights. Bruce Keller (NAS/JRB) stated that maps that accompany the language have been provided to the group. At the end of the runway there is a 50:1 slope. Anything that pierces that 50'

slope is a problem for aircraft. These areas would need to be evaluated. Items fit in with a height overlay approved by the Policy Committee.

Phil Brodt (GCR) indicated that on Item C, one interpretation may be that structures penetrating the 50' slope are not allowed. Bruce Keller (NAS/JRB) reminded the group that the Navy has the right to go to court to challenge penetrations to airspace. CDR Buck Dodick (NAS/JRB) mentioned that the language regarding the cut and clear zones is very specific to areas which are already maintained as such within and adjacent to current base fence lines. Currently, there are no structures immediately off base which present an issue/concern, however, this document can provide additional weight to development of any future height ordinance around the base.

JLUS Implementation Group Exercise

Ed Elam (BKI) led the group in an exercise to identify and categorize implementation strategies for the JLUS finding. These implementation tools will provide guidance to the Parish government and allow them to choose the strategy that makes the best sense for a particular property. Through the exercise, the group identified measures, along with "pros" and "cons" that can be presented to local governments. Four categories of potential implementation tools, along with "pro" and "con" statements, were presented on exercise boards and in a handout; these were based upon input obtained during the July 14th meeting. The four categories included:

- Use JLUS as a "Policy" guide in making local planning decisions;
- Incorporate JLUS into local "Regulatory" process;
- Accept JLUS as a means to identify "Compensatory" measures;
- "Neutral Ground" are those common-sense steps which should be taken regardless of which implementation tools are used locally to implement the JLUS.

Overall the group was in agreement with categories, items, as well as the pro and con for each item. Group discussion did yield some changes that were made are shown in red font in the below table:

ITEM	PRO	CON
Use JLUS as a policy guide in making local planning decisions		
Seek DOD input on ~~school~~ **community facility (parks, recreation, community center, library, auditorium, schools, and recreation centers)** siting boards / decisions	• Identifies optimum implementation method(s), serves as a guide to local decisions; build upon current community practices and plan • **Make sure facilities are not put in areas where it would be incompatible with AICUZ and APZ**	• May not be translated into measures which have "teeth"; requires time and budget to complete; some opposition expected

ITEM	PRO	CON
	Areas	
Accept JLUS as a means to identify compensatory measures		
Pursue funding for DOD Conservation Land Purchase	• Eliminates incompatible land uses • **Used with Privacy Land / MIA #11** • **Program in place to help fund such opportunities**	• Establishes need for long-term maintenance of open spaces • **Create fowl issues for runway operations** • **Watch for ponds/pond development (Area 21)**
Neutral Ground		
Enhanced use of Community Planning Liaison Officer **Coordination with state planning office.**		

Bruce Keller (NAS/JRB) suggested that one way to enhance the use of the NAS/JRB Community Planning Liaison Officer would be to "loan" the planner to communities to work on various projects that might affect the Base. He also suggested that the Base increase coordination with the State Planning Office.

Ed Elam (BKI) discussed details of some of the tools that fall under the compensatory and regulatory categories. Compensatory tools would provide the DoD, Federal, State, and/or Local Government the ability to purchase land, bank land, purchase conservation and/or avigation easements, transfer of development rights when funding sources are available. Regulatory tools may include those that deal with distractions to pilots, such as outdoor lighting, height issues, types of construction. The use of regulatory tools may not be favored by developers, as cost may increase. The parish governments should review Commercial Parkway Zoning as an option. Future land use plans and future zoning process requires public involvement and parish government approval.

A ten minute break was provided to the group to review the presentation boards, the implementation strategies, the pro and con of each.

Following the break, a motion was made to approve the Committee meeting minutes from July 14, 2010. This motion was by Mike Stack (DOTD) with a second by CDR Buck Dodick (NAS/JRB). No opposition to the motion; minutes approved.

Following the break, a general motion was made regarding the Implementation Strategy Methodology.

Implementation Strategy Methodology for JLUS Project

Motion: To accept the methodology used to develop the implementation strategies, or tools. The committee will confirm the categorization of the strategies into four categories. The Technical Committee will develop a report for the Policy Committee to discuss challenges and opportunities for each strategy as part of the process of implementation managed by local government.

Motion made by: Bruce Keller (NAS/JRB); Seconded by: Ed Durabb (Jefferson Parish)
For: Technical Committee Members Present (Metcalf, Mathes, Braud, Dodick, Keller, Durabb, Stack)
Against: None recorded

Rebecca Rothenberg (GCR) reminded the group of two types of zoning. Overlay zones can be adopted quickly and within developed areas. New zoning (rezoning) is an integrated process that will require more time and public involvement. Bruce Keller (NAS/JRB) asked whether the previously defined MIPD area would warrant an overlay zoning district. CDR Buck Dodick (NAS/JRB) asked if the area has to be an overlay district or can this be addressed in the Parish's Comprehensive Plan? Bruce Keller (NAS/JRB) posed the question of whether Plaquemines Parish is ready to address an overlay district in their Master Plan? He reminded everyone that the Master Plan is in the public domain and a political process.

Troy Loetzerich (JJG) stated that although the PP Comprehensive Plan will be making zoning recommendations, the Master Plan will not be making specific zoning changes to the parish, or suggestions for overlay zones. Ed Durabb (Jefferson Parish) asked if this proposed overlay district would be classified as a military overlay district, due to the extensive level of detail that would be required. Bruce Keller (NAS/JRB) suggested that is should be a military overlay district. Steve Braud (PPG) stated that the JLUS should have the details of a military overlay district and the Master Plan will adopt and help implement those actions.

Following the close of this discussion, a motion was made regarding a Military Overlay Zoning District.

Military Overlay Zoning District

Motion: To designate the Military Influence Planning District (MIPD) as a Military Overlay Zoning District. This overlay district should incorporated into the Master Plans of both Jefferson and Plaquemines Parishes. Both Parish Council's should adopt this district and apply JLUS implementation strategies for future development purposes.

Motion made by: Bruce Keller (NAS/JRB); Seconded by: CDR Buck Dodick (NAS/JRB)
For: Technical Committee Members Present (Metcalf, Mathes, Braud, Durabb, Keller, Durabb, Stack)
Against: None recorded

Next Steps
Rebecca Rothenberg (GCR) suggested that the implementation tools should be reviewed by the group, with all comments, including additional pros and cons brought by the group to the next meeting. This information will be incorporated into the final report.

During the committee's next (and final) meeting, the group will be asked for all final feedback on the project, and will be presented with information on the final report layout and contents. The meeting will be also be used to identify which additional items will be presented to the Policy Committee.

CDR Buck Dodick (NAS/JRB) asked if implementation tools and recommendations will be applied to specific MIAs or sections of the MIPD. Rebecca Rothenberg (GCR) noted this was attempted but was found to limit the ability of local governments to consider all tools and make the implementation decisions locally based.

Allen Hero (Hero Lands) asked about consistency of the JLUS' application to developed and undeveloped areas. The items discussed to this point only focused on undeveloped areas. The report will include the identification of existing incompatible uses within the APZ's and other specific areas. Phil Brodt (GCR) noted that the tools identified for implementation included measures which could be used in both developed as well as undeveloped areas. CDR Buck Dodick (NAS/JRB) confirmed this approach, indicating that all tools should apply to all areas. The tools work for developed and undeveloped areas of the MIPD. A motion to this effect is not required, given the group has already accepted the boundaries of the planning area (MIPD) at one of their initial meetings, with the intention that the analysis and tools identified from that point would apply to land use issues within this area.

Steve Gourgues (GCR) reminded the group that information and minutes of previous meetings are available on the website. The final meeting will be held August 11th at 6 pm.

Meeting adjourned, with no objection (Mike Metcalf/PPG motion, CDR Buck Dodick/NAS/JRB second).

Meeting Summary, JLUS Technical Committee Meeting

Belle Chasse Volunteer Fire Department, 104 New Orleans Street, Belle Chasse, LA
Wednesday, August 11, 2010, 6:00 to 8:00 pm

Attendees: Mike Metcalf, Ken Dugas, Stan Mathes (PPG); CDR Buck Dodick, Bruce Keller (NAS/JRB New Orleans); Allen Hero (Hero Lands); Mike Stack (LDOTD, District 02); Bonnie Buras (Plaquemines Parish Resident) Steve Gourgues, Rebecca Rothenberg, Phil Brodt (GCR & Associates); Ed Elam (BKI); Troy Loetzerich (JJG)

Meeting convened at 6:05. Meeting opened with the Pledge of Allegiance followed by a few comments from Stan Mathes (Plaquemines Parish) thanking the group for their hard work as members of the project technical committee.

The meeting started with a request for a motion to approve of the minutes from the Committee meeting of July 28, 2010. This motion was made by CDR Buck Dodick (NAS/JRB NO) with a second by Bruce Keller (NAS/JRB NO). No opposition to the motion; minutes approved.

At the start of the meeting, Steve Gourgues (GCR) provided the following handouts for use during the discussion: Meeting Agenda; Meeting Summary from July 28, 2010; JLUS Implementation Tools Handout (from BKI); Resolution regarding Land Use Compatibility Matrix; Resolution regarding JLUS Implementation Strategy; Resolution regarding Military Overlay District; Resolution regarding Statement of Understanding between NAS JRB New Orleans and Plaquemines/Jefferson Parishes (original + copy with edits/modifications); Final Report Outline.

Review of Implementation Tools

Steve Gourgues (GCR) and Ed Elam (BKI) led the discussion on the updated implementation tools information. The handout provided included all revisions made as a result of the discussion at the July 28th meeting.

Bruce Keller (NAS/JRB New Orleans) suggested the need for additional information under the implementing responsibility column to clarify which specific groups within a main body may be responsible for working on that tool. The specific information may be more helpful to those who would review the product following its completion.

Buck Dodick (NAS/JRB New Orleans) also suggested one name change for the same column. The Commanding Officer NAS/JRB New Orleans (identified also as CO) would be a more specific local individual representing DoD and Navy interests.

It was indicated that the information in the column will be reviewed in its entirety with additional clarification provided as part of the item to be presented to the Policy Committee at their upcoming meeting.

Land Use Compatibility Matrix/Resolution

Steve Gourgues and Rebecca Rothenberg (GCR) led the discussion on the resolution to be passed to the Policy Committee which establishes the approval of the land use compatibility matrix presented at the July 28th Technical Committee meeting.

Copies of the matrix were not in the current meeting packet, but copies of that item were presented to those individual who were not in attendance at the previous Technical Committee meeting. It was also noted that the same information is available in the previous meeting packet, as well as from the JLUS website (www.JLUSNewOrleans.com). The group was reminded that the compatibility matrix discussed at the previous meeting identified the refinement of the initial land use compatibility matrix to incorporate 100 level land use function information. It was noted that the methodology which was used to create the initial table was approved by the Technical Committee previously (July 14, 2010 Meeting), along with the request to refine the information to the level of detail show. The item presented is meant to be a guide, assist to planning issues which may arise in the area of the JLUS.

Concerns were expressed that the resolution presented at the meeting lacked information in the "Now Therefore Be It Resolved" statement that identified accident potential zones (APZs) in the same manner as noise. Bruce Keller (NAS/JRB New Orleans) suggested that GCR examine this statement and identify the appropriate language to convey the concerns expressed.

Another concern expressed at this meeting came from Allen Hero (Hero Lands). While not a member of this committee, Mr. Hero has been invited to observe the process and has provided comments on items throughout the meeting of this committee. At this time, there is a concern that moving to adopt such a planning tool as discussed in the matrix could have the result of creating additional restrictions on property owners from doing what they want with their land. Mr. Hero noted that he has additional comments and opinions on this issue which he would like to bring to the attention of the Policy Committee at their upcoming meeting. It was also discussed that Mr. Hero may also wish to consider presenting the same information at the upcoming public information meeting on the project on August 30th.

Phil Brodt (GCR) reminded the group that the option to the Technical Committee at this point is to move along the results of the technical review completed and allow the Policy Committee to consider it, along with any other viewpoints or input that may arise in the course of discussion.

Motion – JLUS Land Use Compatibility Matrices

Motion: To Approve Sending the Land Use Compatibility Matrix, along with an accompanying resolution of adoption (with changes made to incorporate the Accident Potential Zone/APZ information).

Motion made by: Bruce Keller (NAS/JRB); Seconded by: Mike Stack (LADOTD District 02)
For: Technical Committee Members Present (Metcalf, Dugas, Dodick, Keller, Stack)
Against: None recorded
Abstention: Buras

Note objection voiced by Allen Hero, see comments related above.

JLUS Implementation Strategy Resolution

Steve Gourgues (GCR) presented the resolution for committee review. Again, the implementation tools presented previously, with the additional information, will accompany this resolution. The tools are options from which local governments can choose to implement the JLUS. The tools list provided started with those items commonly found in the JLUS process. Not every item will apply in all situations and in some instances, more than one item may have to be used to address an individual situation.

Bonnie Buras (Plaquemines Parish Resident) reiterated the point made earlier by GCR that information shown is not mandated, parish government has the option to opt out or ignore items totally. It was noted by Buck Dodick (NAS/JRB New Orleans) that, like the land use matrix, this information can be used by the recipients of the completed JLUS (local governments) if they wish to help provide guidance/assistance.

Motion – JLUS Implementation Tool Strategy

Motion: To Approve Sending the Implementation Tool resolution, along with a copy of the final Implementation Tools (with changes made to incorporate more information on those who would participate in its implementation) to the Policy Committee.

Motion made by: Mike Stack (LADOTD District 02); Seconded by: Bruce Keller (NAS/JRB)
For: Technical Committee Members Present (Buras, Metcalf, Dugas, Dodick, Keller, Stack)
Against: None recorded
Abstention: None recorded

Military Overlay District Resolution

Steve Gourgues (GCR) presented the resolution for committee review. This resolution was developed as a follow-up to comments made at the July 28th meeting by Bruce Keller regarding the need to more closely define the JLUS area as the location to apply the tools and recommendations made to this point. It was noted by Phil Brodt (GCR) that the group assembled at the last Technical Committee meeting agreed to this but identified a need for the language describing it prior to final approval.

Allen Hero (Hero Lands) asked if this resolution just identified the planning area as shown on the maps previously. It was noted by Steve Gourgues (GCR) that this resolution did and focused more on the overall MIPD external boundaries, as opposed to the individual implementation areas shown in the MIAs. Approval for this area and boundary was established as part of the Committee's April 21, 2010 meeting.

Military Overlay District

Motion: To accept the resolution asking for creation of a Military Influence Planning District Overlay Zoning District which conforms to the boundaries of the current MIPD identified and approved by the committee, with the details of specific policy/measures worked out later.

Motion made by: Mike Stack (LADOTD District 02); Seconded by: Buck Dodick (NAS/JRB)
For: Technical Committee Members Present (Buras, Metcalf, Dugas, Dodick, Keller, Stack)
Against: None recorded
Abstention: None recorded

Statement of Understanding (SOU) between NAS/JRB and the Local Parishes

Steve Gourgues (GCR) presented the group with a modified version of the item included in the packet materials. The modifications were provided in response to the initial emailed information. This information has been the subject of discussion for several technical committee meetings, though not specifically at the group's last meeting. The purpose of this SOU is to layout a formal framework between the Parishes and base as a means to maintain the dialogue which started in the JLUS process. This document presents information from the current JLUS effort, as well as studies of the AICUZ which came before this process.

At this point, the group commenced with reading the SOU individually. As questions arose in the wording or suggestions made regarding edits, these have been recorded.

Page 1, 1st sub-bullet under the 2nd main bullet: Buck Dodick (NAS/JRB New Orleans) suggested that the wording be modified to include Emergency Response Activities as part of the Base's mission. In addition, the words "US Navy mission readiness" should be removed as the base is used by many branches of the armed services.

Page 1, 3rd main bullet: Bruce Keller (NAS/JRB New Orleans) suggested that the current wording, while fine, may be a little ambiguous regarding how the Parish and Navy will interact. It was suggested that a committee of Parish, Community Stakeholders and Base be formed following the conclusion of the JLUS process to continue discussion on those projects and activities in which all have interest.

Steve Gourgues (GCR) reminded the technical committee that such a group is recommended in the current JLUS implementation tools. Allen Hero (Hero Lands) noted that he has questions about how such a group would work, and that leaving the statement ambiguous or generic is not best. It would be better to know what the roles and responsibilities of such a group would be.

This line of discussion led to additional questions and comments from group regarding a follow-on committee. It was also noted by others that the role of coordination and outreach on development issues would in most instances be handled locally, at the individual parishes. The Navy has no role or right or power to deny development activities occurring outside their gates. However, they have the right to provide comments under state law on zoning requests within 3000 ft of the base (*please see July 14 meeting summary*).

In the case of someone seeking or applying for a permit in Plaquemines, for example, how would they find out about the JLUS, its information and recommendation? It was generally discussed that a permit applicant would be asked by the Parish to provide proof of contact/coordination with the Navy regarding the JLUS issues (although no official process has been identified). This is much similar to the process used by applicants to obtain driveway permits from DOTD District 02. Having additional meetings injected into the permit approval process was discussed as not advantageous. However, it was noted that in instances of compatible land use development, such coordination steps would not apply. The need for coordination comes when the proposal is not consistent with the JLUS, with the dialogue helpful in presenting all points and issues in hopes of finding a resolution.

Within total document/Inclusion of the APZ into the discussion of base hazards: Mike Stack (LADOTD District 02) noted that the SOU references the noise elements associated with the Base. This list needs to be expanded to include the accident potential zones (APZs) as well.

Page 1, 3rd sub-bullet under 2nd Main Bullet: Reading the statement aloud called attention to two additional edits. The first was insertion of the phrase "*by the Navy*" after the phrase "*a request can be made*" and truncation of the bullet after the word proposed in the second line.

Page 1, 2nd bullet: The discussion on the committee, permit process and need for verification of naval coordination (such as a letter of no-objection, email record of correspondence/conversation, etc.) resulted in an edit which removed the words "*meet with*" from the last sentence of the main paragraph. These were replaced with the word "*contact*".

Statement of Understanding (SOU) Between NAS/JRB and Parishes

Motion: To accept the draft resolution of an SOU (Statement of Understanding) between the NAS/JRB New Orleans, Plaquemines Parish and Jefferson Parish subject to the changes identified, as read at the meeting and to be presented back to the group via email following the meeting.

Motion made by: Ken Dugas (Plaquemines Parish Govt); Seconded by: Bonnie Buras (with changes), (Plaquemines Parish Resident)
For: Technical Committee Members Present (Buras, Metcalf, Dugas, Dodick, Keller, Stack)
Against: None recorded
Abstention: None recorded

Final Report Outline
Rebecca Rothenberg (GCR) presented the final report outline to the group. It outlines the content of the report and appendices which will be prepared following the public meeting. The current schedule is to finish the meetings by the end of August, draft report for September, 2010. The report will be released to public comments; committee members were encouraged to review the document and provide comments. Final document would be completed by October 2010.

Final Comments
Committee Chair Mike Metcalf (Plaquemines Parish) thanked the representatives of the Base (CDR Buck Dodick and Bruce Keller) for their professional representation of the base during this meeting process, as well as the group for their time and participation as members of the committee.

Phil Brodt (GCR) thanked the group assembled for their participation in the process.

Meeting adjourned, with no objection, 7:38 pm.

Meeting Summary, JLUS Policy Committee Meeting

Plaquemines Parish Government, EOC Conference Room, 8056 Highway 23, Belle Chasse, LA
Wednesday, August 18, 2010, 6:00 to 8:00 pm

Attendees: Billy Nungesser, Stuart Guey, Keith Hinckley, Stan Mathes, (PPG); CO Cpt Tom Luscher, CDR Buck Dodick, Bruce Keller (NAS/JRB New Orleans); James Juneau (Jefferson Parish Resident); Paul Sawyer (LA Dept. of Economic Development); Chris Laborde, Lynn Dupont, Kara Renne (RPC); David Pavlovich (Plaquemines Parish Resident); Allen Hero (Hero Lands); Steve Gourgues, Rebecca Rothenberg, Phil Brodt (GCR & associates); Ed Elam (BKI); Troy Loetzerich (JJG)

Meeting convened at 6:10. Meeting opened with a quick review of regrets from those on the policy committee who could not be in attendance.

At the start of the meeting, Steve Gourgues (GCR) provided the following handouts for use during the discussion: Meeting Agenda; Meeting booklet containing the following items: Land Use Compatibility Summary (Resolution to adopt the Land Use Compatibility Summary, Land Use Compatibility Matrices, MIPD Area Maps); Implementation Tools (Resolution to adopt JLUS Implementation Tools, List of Implementation Tools); MIPD Overlay Zoning District (Resolution to adopt MIPD Overlay Zone District, along with Map of Area); Statement of Understanding between Plaquemines and Jefferson Parishes and the US Navy; Resolution Recommending The Formation of A Bi-Parish Land Use Advisory Board.

Review of JLUS Objectives, Purpose and Committee role

Phil Brodt (gcr) reviewed project activities which have taken place since the previous Policy Committee meeting in April. This discussion included a review of the Policy Committee's purpose in the planning process.

Resolution – JLUS Compatibility Land Use Matrix

Phil Brodt (gcr) presented a series of informational slides which provided information on the development of the proposed land use compatibility matrix. This matrix (included in summary form in the packet under Tab A) reflects what types of land uses are compatible around the NAS/JRB base, given the input of the current AICUZ (Noise) study and accident potential zones (APZs). Examples of how this document should be utilized were presented. It provides a guide which can be used by the local governments and planners. This document carries no force of law and is not a land use control. It is a technical document that translates the guidelines of the US Navy into guidelines of the American Planning Association. The information presented was the subject of substantial input from the Technical Committee, who also approved the methodology applied to develop this information.

The resolution presented in the packet asks for the Policy Committee to adopt this matrix as part of the JLUS.

Discussion items related to the land use matrix included the following:

- Does the matrix would restrict development? It was noted by gcr (R Rothenberg) that this document is not a land control measure; it suggests how land areas around the base could develop in a way which is compatible with continued base operation.
- Are any other tools available to help with implementation? It was noted by gcr (P Brodt) that FAA part 150 offers a similar method, but is consistent with the tools used by the Navy in this project.
- Does this account for large-scale industrial projects? There was once discussion of an aircraft manufacturer locating on property adjacent to the base. It was noted by gcr (S Gourgues) that industrial land uses were generally compatible or very compatible with all areas but the identified clear zones at the end of the base runways.

One comment on the matrix was made by Allen Hero (Hero Lands). While not a member of the Technical Committee, he was invited to observe the meetings. Serious concerns exist that adoption of guidelines could result in restrictions on land uses which could have an impact on value. The current matrix shows compatibility in accordance with Naval concerns, when it is viewed that the Navy is acting outside of its own boundaries and that creates a conflict with private property rights.

A comment was made by Billy Nungesser (Plaquemines Parish) that there is no interest in creating a financial or negative impact on anyone. Potential loss of value can be determined with Parish based upon the differences between what is planned and what is allowed to occur. Compensation for potentially negative impacts might include such items as a tax rezone or break equivalent to the loss of value.

An addition comment made by Phil Brodt (gcr) was a reminder that within the matrix only the clear zone location should be kept free of development and these areas are within base property. In other areas, any restrictions would fall on the types of land uses which are seen as compatible with the area. As a follow-up to the issue of compensation, it was noted by Rebecca Rothenberg (gcr) that this was one of the tools identified in the implementation strategy.

The discussion moved at this point into several topic areas: a review of potential methods for land owner compensation; whether plans exist for future development of the current undeveloped areas around the base; need for the base to have some guarantees for the future; purchasing some of these areas may be a solution, but will require help and assistance from the State as well as the Parish; other communities within the Association of Defense Communities.

Following the discussion, it was decided to table action on the resolution, until all other elements have been reviewed and discussed.

(Billy Nungesser had to leave the meeting following the land use discussion)

Resolution – JLUS Implementation Tools

Rebecca Rothenberg (gcr) and Ed Elam (BKI) presented the JLUS Implementation Tools. These tools represent the approaches from which local parishes can select a method to implement the JLUS. For ease of reporting and organization, these statements have been grouped into four categories, based upon the discussion comments from the Technical Committee:

- Planning - Use JLUS as a policy guide in making local planning decisions;
- Regulatory - Incorporate JLUS into local regulatory process;
- Compensatory - Accept JLUS as a means to identify compensatory measures;
- Neutral Ground - Represents those common-sense steps which should be taken regardless of which implementation tools are used locally to implement the JLUS.

Examples of implementation tools in each category were discussed as part of the presentation. A complete list of the items has been included in the packet. This organization method and the items individually, have been the subject of review, discussion and approval by the Technical Committee. All suggestions received from the committee have been incorporated into the attached list.

Resolution – Military Influence Planning District (MIPD) Overlay Zoning District

Rebecca Rothenberg (gcr) presented the MIPD Overlay Zoning District. This district, as shown on the map, gives the base and environs their own land use district which the parishes could use as a basis for moving ahead with recommendations and implementation action items sooner, rather waiting for completion of the comprehensive plan development process. These could be used as an area to define specific zoning and regulations for activities around the base. However, no specifics exist behind this designation (Phil Brodt, gcr). These would be developed by the individual Parishes upon looking into the recommendations of the JLUS.

Statement of Understanding (SoU) between NAS JRB and Plaquemines and Jefferson Parishes

Phil Brodt (gcr) presented the SoU information to the group. This strengthens the collaboration between the base and parishes as regards continuing the dialogue started within the JLUS.

Resolution – Formation of the Bi-Parish Land Use Advisory Board

CO Cpt. Tom Luscher (NAS/JRB New Orleans) presented a resolution suggesting formation of a bi-parish land use advisory board to continue the specific work of the JLUS committees. This group would work to keep the JLUS moving forward toward implementation. This item is consistent with the implementation tools recommendation for a JLUS regional coordinating

At this point, the chair commenced with reviews and adoption of the resolutions provided in the packet of materials. The review/adoption was in reverse order to the presentation to the Committee:

Resolution – Formation of the Bi-Parish Land Use Advisory Board
Motion made to accept this resolution as presented and discussed.
Motion made by Paul Sawyer Second by CO Cpt Tom Luscher

All Policy Committee Members still in attendance in Favor, No Opposition:
Stuart Guey, Keith Hinckley (PPG); CO Cpt Tom Luscher (NAS/JRB New Orleans); James Juneau (Jefferson Parish Resident); Paul Sawyer (LA Dept. of Economic Development); David Pavlovich (Plaquemines Parish Resident)

Resolution – Statement or Understanding between NAS/JRB and Plaquemines and Jefferson Parishes
Discussion on the resolution resulted in modification to address concerns expressed by Allen Hero about the use of the word encroachment in the resolution. The wording will be developed and presented to the group following this meeting via email for review and approval.

A revised Statement of Understanding (SoU) between NAS JRB and Plaquemines and Jefferson Parishes was distributed via email to the members of the Policy Committee on Tuesday, August 24, 2010 (Please see attached). Based upon this revised version, a vote was taken on whether the committee supported the SoU with revisions.

Policy Committee Members still in favor of the SoU, as revised: Billy Nungesser, Stuart Guey, CO Cpt Tom Luscher (NAS/JRB New Orleans); James Juneau (Jefferson Parish Resident); Paul Sawyer (LA Dept. of Economic Development); David Pavlovich (Plaquemines Parish Resident); David Heitemier (Senator, State of LA); Rev. Michael Jiles (PPSB)

Policy Committee Members against: None

Policy Committee Members abstaining from the vote (as recorded in email response: Walter Brooks (RPC); Keith Hinckley (PPG Council); Wes Kungel (Senator Landrieu's Office); Charles Miller (Jefferson Parish resident); Rachel Perez (Senator Vitter's Office); Chris Roberts (Jefferson Parish Council)

Resolution – JLUS Implementation Tools
Motion made to accept this resolution as presented and discussed.
Motion made by Paul Sawyer Second by Jim Juneau

All Policy Committee Members still in attendance in Favor, No Opposition:
Stuart Guey, Keith Hinckley (PPG); CO Cpt Tom Luscher (NAS/JRB New Orleans); James Juneau (Jefferson Parish Resident); Paul Sawyer (LA Dept. of Economic Development); David Pavlovich (Plaquemines Parish Resident)

Resolution – Military Influence Planning District (MIPD) Overlay Zoning District
Motion made to accept this resolution as presented and discussed.
Motion made by Paul Sawyer Second by Jim Juneau

All Policy Committee Members still in attendance in Favor, No Opposition:
Stuart Guey, Keith Hinckley (PPG); CO Cpt Tom Luscher (NAS/JRB New Orleans); James Juneau (Jefferson Parish Resident); Paul Sawyer (LA Dept. of Economic Development); David Pavlovich (Plaquemines Parish Resident)

Resolution – JLUS Compatibility Land Use Matrix
Motion made to accept this resolution as presented and discussed.

Discussion period followed. A summary of discussion includes the following points:
Military bases typically settle where there is no population, then over time population will extend out and reach the facility. This could create problems for future base viability, compatibility; mutual agreement and understanding are needed between the base and the host area/community.
The JLUS information offers a guideline/playbook, a go-by that will help in decision making. Decisions impacting land use will be made with the benefit of the public process and input from Commissions, Council and Public.
The issue of compensation for potential losses of land value resulting from the JLUS needs to continue. Need more information on how to address this at a parish level, and more information on the tools required to calculate projected/lost value.
The Bi-Parish Land Use Advisory Committee has the tools in the JLUS at their disposal and can work together to determine where they apply.
Stakeholders (community groups, land owners, base, and parish) need to be part of the general discussions regarding JLUS implementation.
Compensation generally handled in conjunction with some other action taking place, based upon an action taking place. So far, no actions have taken place, and there is no indication of any potential damages.
The land use matrix is a technical document, a resource. It does not identify specifics on how or what should change; it offers something to add to a general discussion which will continue at the parish level.
There were questions of disclosure of the APZ and Noise (AICUZ) information for adjacent properties and whether this has an impact on value. It was noted that this

information has been vetted through a public process which occurred well before the start of this JLUS study. All documents containing this information have been disclosed within the past 5-6 years.
Allen Hero (Hero Lands) needs to be a part of the Bi-Parish Land Use Advisory Board.

Motion made by CO Cpt Tom Luscher Second by Jim Juneau
All Policy Committee Members still in attendance in Favor, No Opposition:
Stuart Guey, Keith Hinckley (PPG); CO Cpt Tom Luscher (NAS/JRB New Orleans); James Juneau (Jefferson Parish Resident); Paul Sawyer (LA Dept. of Economic Development); David Pavlovich (Plaquemines Parish Resident)

Other Comments:
David Pavlovich (Chair) made a comment to thank everyone for their time for tonight's meeting. Also, there was a reminder that the next meeting is the public meeting on Monday, August 30th, followed by the return of a draft for the committee's review following the meeting.

Meeting adjourned, with no objection, 7:45 pm.

Meeting Summary, JLUS Public Information Meeting

Plaquemines Parish Auditorium, 8398 Highway 23, Belle Chasse, LA
Monday, August 30, 2010, 6:00 to 8:00 pm

Attendees: Please see the sign-in lists attached. Of those providing information at sign-in, two members of the public indicated receiving information about the meeting via the newspaper advertisement, one via the website (in addition to the newspaper). The rest of those in attendance were either members of the project team, Parish, or Project Policy or Technical Committees.

Meeting convened at 6:00 pm. Members of the community started arriving at the meeting at 5:45 pm.

Exhibits for the meeting included the following (please see the accompanying photo page):

- Land Use Compatibility Matrix
- JLUS Implementation Tools
- Map of the Military Influence Area Planning District (MIPD), Overlay Zoning District Boundary
- NAS JRB Airspace Surfaces Information
- Airport Imaginary Airspace Surfaces around NAS JRB New Orleans
- Military Influence Planning District
- Military Influence Areas (MIA), Noise Levels and Accident Potential Zones (APZ) Map
- Joint Land Use Study Information Newsletter
- Joint Land Use Study Community Survey

Following sign-in, members of the public in attendance were directed to project staff at individual information stations. For approximately 90 minutes, project team members conducted the meeting in open house format, responding to individual community questions about the project purpose, recommendations and next steps. Information presented at this meeting came from information already posted at the project website (www.JLUSNewOrleans.com). Due to the low number of individuals in attendance, and in order not to interrupt the discussion between the public and project team members, no formal presentation was made.

During this open house period, the community members in attendance were directed to provide written comments as part of the community survey. Only one (1) survey form was submitted to the project team for consideration. Members of the community were also directed to provide comments through the project website.

Meeting adjourned, with no objection by 7:30 pm.

GCR & Associates, Inc.

Advanced Technology Center
UNO Research & Technology Park
2021 Lakeshore Drive, Suite 500
New Orleans, Louisiana 7012

Office 504 304 2500
Fax 504 304 2525
www.gcrConsulting.com