

Naval Air Station Joint Reserve Base
New Orleans
Master Plan



Final Submittal
December 2007

Prepared by:



ES Executive Summary

A. Purpose

The Naval Air Station Joint Reserve Base (NAS JRB) New Orleans Master Plan is a planning tool that will enable the base to efficiently respond to current and anticipated future mission requirements. Immediate planning actions referenced in this document address issues derived from the 2005 Base Realignment and Closure (BRAC) realigned functions and the 2005 Hurricane Katrina displaced functions.

B. Methodology

Organization and content were derived based on directives found in Naval Facilities (NAVFAC) Instruction 11010.45, Comprehensive Regional Planning Instruction, NAVSEA OP 5, Vol.1, Seventh Rev.-Ammunition and Explosives Safety, and UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings.

C. Installation Mission

The mission of NAS JRB New Orleans is to train all units for mobilization assignment. In meeting this mission, NAS JRB provides support for Navy, Marine Corps, and Army, as well as aviation units of the Louisiana Air National Guard, and the 8th District of the U.S. Coast Guard.

D. Land Holdings

According to the NAS JRB New Orleans Real Estate Summary Map the Station is comprised of 3,351 acres with additional easements of 1,649.82 acres totaling 4,892.53 acres. A real estate outgrant is held by the U.S. Coast Guard to occupy 23 acres.

E. Base Loading

Existing Loading and increases per BRAC 2005 are provided in "Table ES-1, Loading Summary." Aircraft Loading is provided in "Table ES-2, NAS JRB Homeport Aircraft Loading."

F. Facility Conditions

The majority of facilities at NAS JRB have an Adequate facility rating, however there are several facilities listed as Substandard which



Air Traffic Control Tower

may require rehabilitation. Prior to Hurricane Katrina there were only 4 facilities listed as Inadequate, but since that time additional facilities have been added to this list. These facilities are scheduled for demolition, see "Table ES-3, Demolition List" and Table ES-4 "Potential Demolitions."

G. BFR Surpluses and Deficiencies

The BFR was prepared for Navy commands located at NAS JRB. The BFR identifies space requirements for all Navy functions in order to identify where specific surpluses and deficiencies occur. For a list of significant surpluses and deficiencies refer to "Table ES-5, BFR Assets Summary."

H. Analysis and Concepts

Two types of products are generated by the Master Plan: a general Land Use Plan and specific recommendations. Existing Land Use patterns are the result of historical uses on the base, opportunities and constraints, and the overall base mission. The Proposed Land Use is the result of identifying an ideal air station configuration then generating reasonable changes to existing Land Uses that achieve that ideal. Due to existing constraints, there will be some activities in locations that do not meet the ideal concept.

Table ES-1, Loading Summary

	Active Duty	Active Duty	FTS,	FTS,	SEL RES,	SEL RES,	Civ.	Contr.	NAF	Non-mil. Civs.	Total
	Off.	Enl.	Off.	Enl.	Off.	Enl.					
Existing Loading	67	320	94	806	450	1,828	551	15	387	196	4,714
BRAC 2005 Additions	60	273	0	0	0	0	192	206	0	97	828
TOTALS	127	593	94	806	450	1,828	743	221	387	293	5,542

Table ES-2, NAS JRB Homeport Aircraft Loading

Aircraft	Navy			Marines	LAANG	U.S. Coast Guard	Total
	VR 54	VFA 204	CFLSW C-12 Det	MAG 42	159th FW	8th District	
C-130T Hercules	5				1		6
F/A-18A Hornets		12					13
UH-1 Hueys				5			5
AH-1W Cobras				7			7
UC-12			1				1
UC-12B				1			1
UC-35C				2			2
F-15A Eagles*					21		21
HH-65A Dolphins						5	5
TOTALS	5	12	1	15	22	5	60

*Per BRAC 2005, F-15A loading has increased from 18 to 21 aircraft.

Table ES-3, Demolition List

Planned Demolition			
2	Fire Station (Partial Demo)	141-25	11,480 SF
18	Line Shack Building	141-30	646 SF
37	Paint Oil/Dope Storage	441-30	555 SF
43	Seabee Hut	214-20	2,173 SF
47	Golf Cart Storage	740-77	7,125 SF
49	Chiefs' Mess	740-80	2,688 SF
50	Public Works	219-10	16,973 SF
51	PW Storage Building	219-77	4,368 SF
52	PW Storage Building	219-25	2,400 SF
54	Vehicle Storage Building	214-40	960 SF
56	Frame Shop	610-10	3,060 SF
78	Fuel Farm Operations	143-75	940 SF
82	Boat Storage Facility	155-21	660 SF
89	GSE Building	218-60	11,835 SF
122	Battery Shop	610-10	576 SF
159	HAZMAT Storage	219-77	720 SF
183	Aircraft Shelter	141-88	5,478 SF
184	Aircraft Shelter	141-88	5,478 SF
185	Crew Readiness Building	141-40	3,328 SF
186	Sp Entry Control Facility	730-25	324 SF
287	Pest Control Building	219-10	684 SF
305	Automated Information Services	610-20	2,400 SF
387	Hydroxazine Building	141-87	700 SF
418	Sea Cadets	610-10	1,000 SF
505	Recreation Pavilion	740-78	2,400 SF
902	GSE Storage Building	218-61	3,627 SF

Table ES-4, Potential Demolition

Potential Demolition			
8	Air Light Vault	812-09	792 SF
133	LOX Storage Building	141-87	3,474 SF
137	Emergency Generator	811-59	288 SF
260	General Warehouse Navy	441-10	5,616 SF
300	Exchange Building	740-01	14,614 SF
402	Baseball Diamond	750-20	1 EA

Table ES-5, BFR Assets Summary

Significant Surpluses and Deficiencies					
Surpluses					
CCN	Function	Existing Assets	BFR	Balance	UM
21121	Engine Maint. Shop	32,656	21,726	10,930	SF
21154	Aviation Arm. Shop	24,615	3,500	21,115	SF
21860	Aircraft GSE Shop	32,548	6,250	26,298	SF
21105 21106 21107	Maint. Hangar	452,978	238,270	214,708*	SF
Deficiencies					
CCN	Function			Balance	UM
13140	Telephone Exchange	1,490	8,003	-6,513	SF
17955	Combat Training Pool	0	7,501	-7,501	SF
21108	Airframes Shop	8,188	16,040	-7,852	SF
21116	AIMD Activity Mgmt	0	9,875	-9,875	SF
21145	Avionics Shop	40,200	48,658	-8,658	SF
21196	Maint. Spares Strg.	5,800	3,485	-2,315	SF
21861	GSE Holding Shed	3,560	6,250	-2,690	SF
44120	Controlled Humidity Warehouse	0	7,128	-7,128	SF
73083	Chapel	3,866**	20,900	-20,900	SF
73085	Post Office	0	1,925	-1,925	SF
74037	Special Services (Gear Rental)	1,200	7,500	-6,300	SF
74038	Auto Hobby	2,900	10,558	-6,658	SF
74040	Bowling Alley	6,922	12,305	-5,383	SF
74055	Youth Center	3,024**	16,960	-16,960	SF
75010	Playing Courts	4	11	-7	EA
75020	Playing Fields	2	6	-4	EA

*A majority of the surplus is generated by vacant space in Hangar 4 (former AFRES space)

** Inadequate facilities do not diminish the BFR deficit or surplus.

I. Potential Acquisitions

Acquisition of surrounding property will serve two purposes. First it will allow the Installation to construct much needed projects to increase operational efficiency and establish a more suitable land use pattern. The second purpose will be to control encroachment since much of the agricultural land near the Installation is being developed. The current estimated cost to acquire an acre of land adjacent to NAS JRB New Orleans is \$22,000 (FY 2007). See "Figure ES-1, Implementation Plan" for parcel locations.

P-476 will relocate the main gate with the acquisition of approximately 7 acres. This will provide access to Belle Chase Highway.

P-462 proposes that the Ordnance Compound be relocated from the center of the Installation to south of Runway 14/32. A Total of 575 Acres is needed for this project.

P-484 will purchase land identified as Parcel 1 in the "NAS JRB Encroachment Action Plan" (EAP). These 223 acres of land near the back gate are a top priority for land acquisition. APZ I and a 70-75 DNL zone make it likely to become a liability if developed.

P-485 will purchase land identified as Parcel 2 in the EAP. It is composed of 230 acres directly west of the Installation between Bayou Barriere and the Intracoastal Canal. This area has recently become more accessible to development with the completion of a bridge extending Barriere Road to the parcel. This land is partially in an APZ I with 80-85 DNL with the lowest noise level at 70 DNL.

P-486 will purchase Parcel 3, as identified in the EAP, which encompasses 3,192 acres extending south to Hero Canal. This land is overlaid by APZ I and APZ II with noise levels ranging from 80 DNL down.

J. Land Use Alternatives

The primary goal of a land use plan is to resolve current conflicts and provide for future construction and expansion. Generation of land use alternatives was based on what stakeholder's

identified as primary considerations for the development of land use alternatives:

- Reutilize facilities such as vacated Air Force Reserve Buildings and the old airfield whenever possible.
- New construction will be focused on the old golf course to take advantage of previously cleared land.
- NAS JRB does not have adequate community support for the recent addition of 530 family housing units
- Joint force facilities should be recommended where joint use is viable.
- Encroachment issues are a high priority and should be evaluated when investigating potential acquisition for expansion.

J-1 Status Quo

The Status Quo Alternative maintains existing facility and real estate footprints at NAS JRB. Deficiencies would be addressed by adaptive reuse, facility expansions and new construction. This scenario could be used as a short term solution for resolving immediate deficiencies.

J-2 Moderate Expansion- The Preferred Alternative

The Moderate Expansion Alternative will support the BRAC 2005 realignment of various functions to NAS JRB. Under this scenario the NAS JRB will acquire moderate amounts of land to address immediate encroachment concerns and provide a new main gate to the Installation to reduce conflicts and promote proper circulation. The majority of construction will remain within the existing NAS JRB footprint and deficiencies would be addressed by adaptive reuse, facility expansions and new construction. This scenario could be used as a mid term solution for resolving existing and anticipated deficits.

J-3 Significant Expansion

The third scenario is implemented in phases over the long term. This alternative requires significant MILCON investment and land acquisition. Based on available land at NAS JRB, this scenario will require significant land acquisition to provide adequate space for redevelopment of the Installation. It is inclusive of relocation of the ordnance compound to provide family

housing and operational expansion as well as purchasing all three parcels recommended by the Encroachment Action Plan.

J-4 Proposed Land Use

Most of the changes to the proposed land use occur in areas of future development and expansion. See "Figure ES-1, Implementation Plan" for the proposed land use configuration.

Significant issues include duplication of joint force facilities, the relocation of the ordnance compound, further development of the old golf course, and expansion of community support and MWR land uses to support an increased population.

Although existing land uses are mostly configured appropriately, the Installation is segmented by a series of individual tenant complexes (LAANG, Army Reserves, Coast Guard, Marine Reserves and Navy Reserves). Geographically, these complexes are clearly defined and have operated independently of one another. As a result, this land use configuration has created duplication of some facilities.

NAS JRB and Installation tenants have taken steps to reduce duplication by planning for joint-force facilities which are phased to support joint operations. The proposed land use plan supports the preferred vision of NAS JRB stakeholders by expanding the central core to support joint-force operations and training while also accounting for expansions in community support, MWR and bachelor housing.

K. The Preferred Vision

Implementation of the Preferred Vision will provide ideal functional relationships for BRAC 2005 and Hurricane Katrina construction, increase operational capacity, promote proper circulation, provide adequate levels of community support, prevent encroachment, and improve efficiencies through implementation of the ideal land use plan. Refer to "Figure ES-1, Implementation Plan" for locations of immediate, near-term, mid-term, and long-term actions.

An overview of proposed site configurations is illustrated in "Figure ES-2, Illustrative Plan (Core Area).

L. Immediate Actions (< 1 Year)

Immediate actions are either interim measures or permanent solutions that may be implemented within the first year of the Master Plan program Fiscal Year (FY) 2007. Many of these projects can be implemented with station authority, Footprint Reduction Program (FRP) funding or by leveraging of contract vehicles (i.e. leasing, PPV). Immediate actions described below eliminate operational, community support and bachelor housing deficiencies and implement FRP objectives.

L-1 BRAC 2005 Projects

- P-511V Bachelor Quarters
- P-513V Child Development Center Addition
- P-514V Medical and Dental Clinic Addition
- P-519V Youth Center
- P-520V General Purpose Instruction, P-521V Administrative Support, and P-528V Family Services Center
- P-522V Applied Instruction Building
- P-524V LAANG 214th Engineering Installation Squadron (EIS)
- P-525V Centralized Intermediate Repair Facility (CIRF)
- P-526V Military Entrance Processing Station (MEPS)
- P-529V General Administrative Bldg

L-2 Hurricane Katrina Projects

- P-002K Crash Fire/ Rescue Station
- P-252K Public Works Complex
- P-263K Hangar 263 Repair
- P-305K Data Processing Center

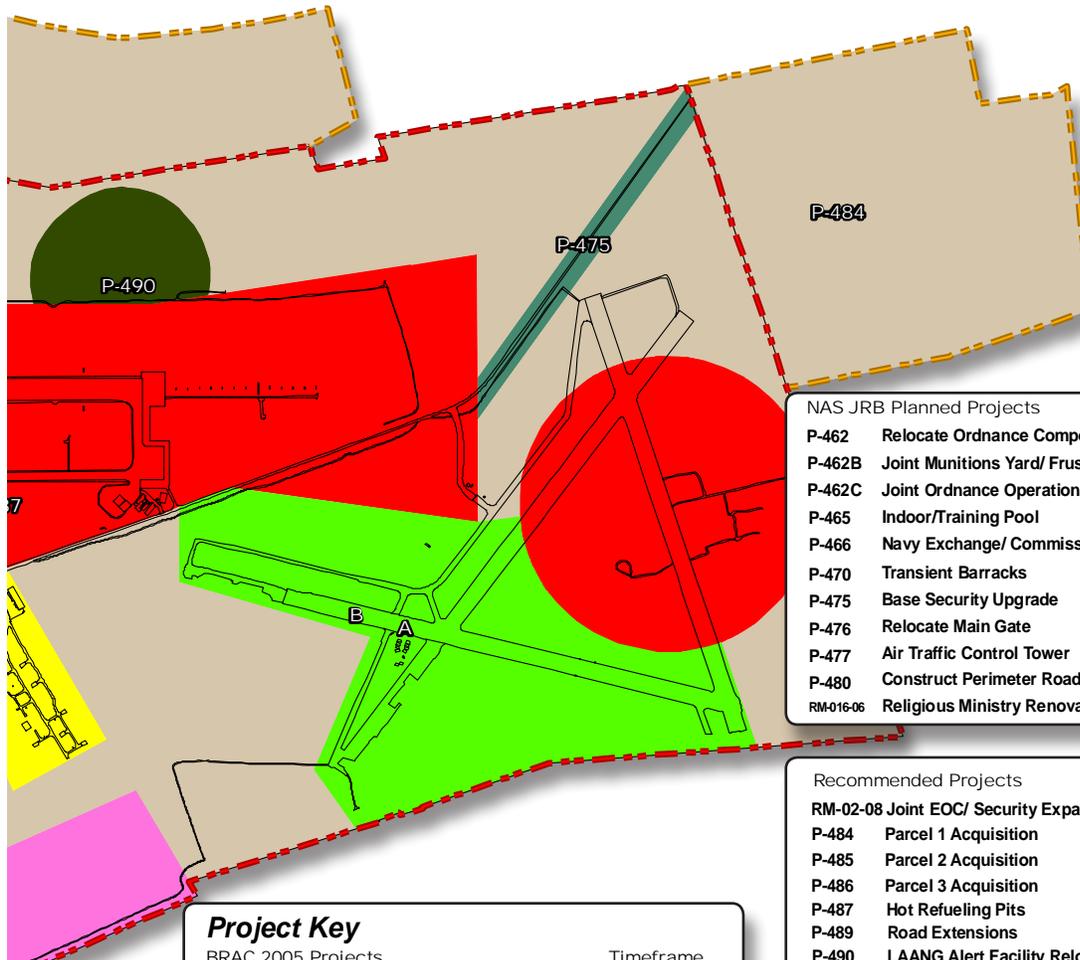
L-3 Recommended Projects

- Army Tactical Vehicle Storage
- Army Mobilization Training Ground
- Security Hand Combat Training Area

M. Near-term Actions (1-5 Years)

Near-term planning actions eliminate critical deficiencies and support consolidation of duplicate functions.





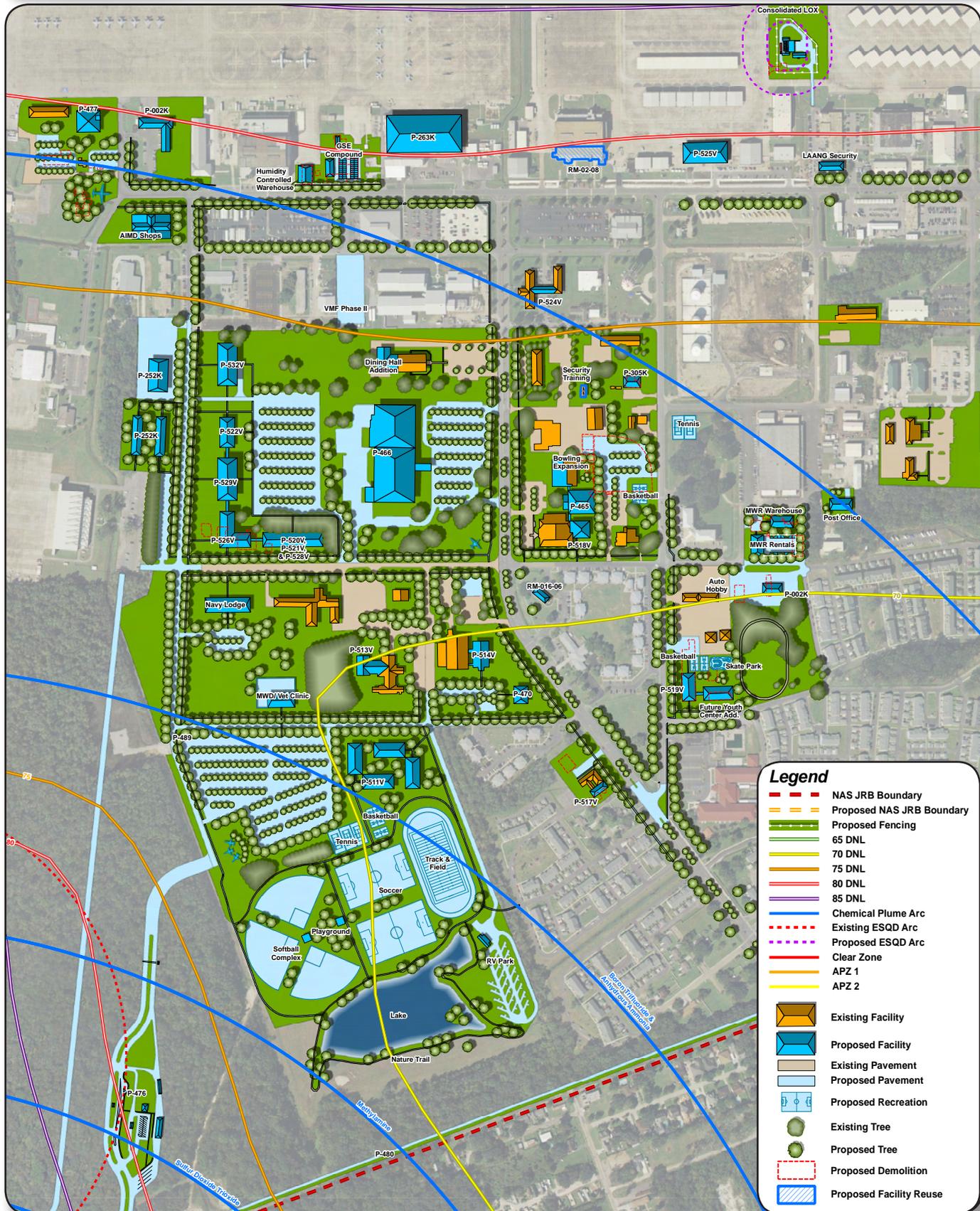
NAS JRB Planned Projects		
P-462	Relocate Ordnance Compound	Long Term
P-462B	Joint Munitions Yard/ Frustrated Cargo	Long Term
P-462C	Joint Ordnance Operations Relocation	Long Term
P-465	Indoor/Training Pool	Mid Term
P-466	Navy Exchange/ Commissary	Near Term
P-470	Transient Barracks	Mid Term
P-475	Base Security Upgrade	Near Term
P-476	Relocate Main Gate	Long Term
P-477	Air Traffic Control Tower	Mid Term
P-480	Construct Perimeter Road	Mid Term
RM-016-06	Religious Ministry Renovation	Near Term

Project Key		
BRAC 2005 Projects		Timeframe
P-511V	Bachelors Quarters	Immediate
P-513V	Child Development Center Addition	Immediate
P-514V	Medical and Dental Clinic Addition	Immediate
P-517V	Library	Near Term
P-518V	Fitness Facility Addition	Near Term
P-519V	Youth Center	Immediate
P-520V	General Purpose Instruction Building	Immediate
P-521V	Administrative Support Building	Immediate
P-522V	Applied Instruction Building	Immediate
P-524V	LAANG 214th EIS	Immediate
P-525V	Centralized Intermediate Repair Facility	Immediate
P-526V	Military Entrance Processing Station	Immediate
P-528V	Family Services Center	Immediate
P-529V	General Administration Building	Immediate
P-532V	NAVAIRSEFAC Calibration Lab	Near Term

Hurricane Katrina Projects		
P-002K	Crash Fire/ Structural Fire	Immediate
P-252K	Public Works Complex	Immediate
P-263K	Hangar 263	Immediate
P-305K	Data Processing Center	Immediate

Recommended Projects		Timeframe
RM-02-08	Joint EOC/ Security Expansion	Near Term
P-484	Parcel 1 Acquisition	Mid Term
P-485	Parcel 2 Acquisition	Long Term
P-486	Parcel 3 Acquisition	Long Term
P-487	Hot Refueling Pits	Mid Term
P-489	Road Extensions	Mid Term
P-490	LAANG Alert Facility Relocation	Mid Term
A	Army Tacticle Vehicle Storage	Immediate
B	Army Training Ground	Immediate
C	Security Hand Combat Training	Immediate
D	GSE Complex	Near Term
E	Humidity Controlled Warehouse	Near Term
F	LAANG Security Building	Near Term
G	VMF Phase 2	Near Term
H	Playing Fields	Near Term
I	Playing Courts/ Skate Park (Dispersed)	Near Term
J	Fitness/Nature Trail	Near Term
K	RV Park	Near Term
L	Bowling Expansion	Near Term
M	Dining Hall Addition	Near Term
N	AIMD Shops	Mid Term
O	Consolidated LOX	Mid Term
P	MWD and Vet	Mid Term
Q	Post Office	Mid Term
R	Auto Hobby Shop	Mid Term
S	Navy Lodge	Mid Term
T	MWR Outdoor Experience & Storage	Mid Term
U	Chambers Ave. Realignment	Mid Term
V	Youth Center Addition	Mid Term

Figure ES-2, Illustrative Plan (Core Area)



M-1 BRAC 2005 Projects

- P-517V Library
- P-518V Fitness Center Addition
- P-532V NAVAIRSEFAC Calibration Lab

M-2 NAS JRB Planned Projects

- RM 016-06 Religious Ministry Facility
- P-466 NEX and Commissary
- P-475 Base Security Upgrade

M-3 Recommended Projects

- RM-02-08 Joint EOC& Security Expansion
- GSE Complex
- Humidity Controlled Warehouse
- LAANG Security Building
- Vehicle Maintenance Facility (VMF) Phase II
- Playing Fields
- Playing Courts/Skate Park
- Fitness/Nature Trail
- RV Park
- Bowling Expansion
- Dining Hall Addition

N. Mid-term Actions (5-10 Years)**N-1 NAS JRB Planned Projects**

- P-465 Indoor/Training Pool
- P-470 Transient Barracks
- P-477 Air Traffic Control Tower
- P-480 Construct Perimeter Road

N-2 Recommended Projects

- P-484 Parcel 1 Acquisition
- P-487 Hot Refueling Pits
- P-489 Road Extensions
- P-490 LAANG Alert Facility Relocation
- AIMD Shops
- Consolidated LOX
- MWD and Veterinarian
- Post Office
- Auto Hobby Shop
- Navy Lodge
- MWR Outdoor Experience and Storage
- Chambers Avenue Realignment
- Youth Center Addition

O. Long-Term Actions (>10 Years)**O-1 NAS JRB Planned Projects**

- P-462 Relocate Ordnance Compound
- P-462B Joint Munitions Yard/Frustrated Cargo
- P-462C Joint Ordnance Operations Relocation
- P-476 Relocate Main Gate

O-2 Recommended Projects

- P-485 Parcel 2 Acquisition
- P-486 Parcel 3 Acquisition

P. Follow-on Actions

This section identifies studies that are needed subsequent to the Master Plan process. These studies are required to analyze and make specific recommendations before capital improvement plan projects can be developed.

- Evaluate private sector alternatives for meeting facility support requirements (i.e. vehicle leasing, utility privatization).
- Prepare an AICUZ study to update noise impacts on the community with the removal of the High Power Area from Runway 14/32 and changes in aircraft loading.



