



**NSF  
DAHLGREN**

**JOINT  
LAND USE  
STUDY**

**EXECUTIVE SUMMARY**

## Naval Support Facility Dahlgren JLUS Overview

The Naval Support Facility (NSF) Dahlgren Joint Land Use Study (JLUS) was conducted as a collaborative planning effort that included the following project partners:

### Virginia

- King George County
- Westmoreland County
- Town of Colonial Beach

### Maryland

- Charles County
- St. Mary's County

The intent of this planning effort is to establish and foster an on-going working relationship among NSF Dahlgren and neighboring communities. The JLUS was developed under the guidance of three main objectives:

**UNDERSTANDING.** Increase communication between the military, local jurisdictions, and stakeholders to promote an understanding of the strong economic and physical relationship between NSF Dahlgren and their neighbors.

**COLLABORATION.** Promote collaborative planning between the military, local jurisdictions, and stakeholders in order to ensure a consistent approach in addressing compatibility issues.

**ACTIONS.** Develop and implement strategies for reducing the impacts of incompatible activities on the community and military operations. Design tools to support compatibility in the future.

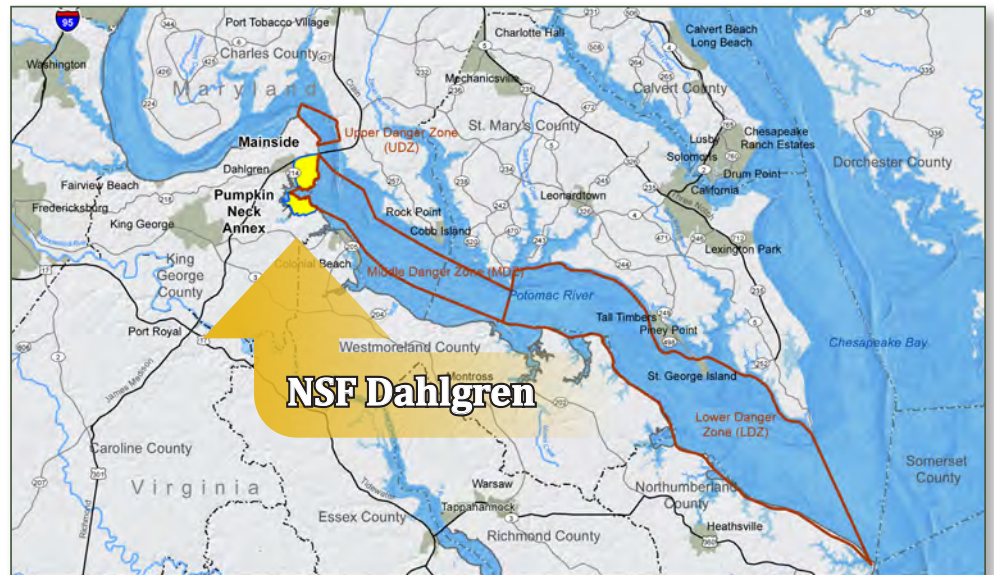
The JLUS effort can directly benefit NSF Dahlgren and the surrounding region by:

- Protecting the health and safety of surrounding residents and workers;
- Preserving long-term land use compatibility between NSF Dahlgren and the surrounding communities;

- Promoting community planning; and
- Encouraging cooperation between the military installation and community officials.

The JLUS was undertaken in an effort to develop a set of recommendations that

would prevent or mitigate encroachment in the areas surrounding NSF Dahlgren. The JLUS recommendations help protect the installations' military missions, and the public's health, safety, welfare, quality of life, and economic stability of the communities.



 NSF Dahlgren       Potomac River Range

## Collaborative Planning

The JLUS planning process was designed to create a locally relevant plan that builds consensus and obtains support from the various stakeholders involved. The general public was instrumental in the development of this JLUS by providing their perspective and feedback, both in the JLUS public workshops and through the use of the interactive project website.

The development of the project was also guided by two committees composed of community and military stakeholder representatives. These two committees were the Policy Committee, which provided project oversight, guidance,



*JLUS public workshop*

and decision-making, and the Technical Advisory Group, which assisted in the identification and assessment of compatibility issues, the creation of recommendations, and the overall report development.

## JLUS Recommended Strategies

The heart of the NSF Dahlgren JLUS is the set of 77 recommended strategies that address compatibility issues. Since the NSF Dahlgren JLUS is the result of a collaborative planning process, the strategies represent a true consensus plan; a realistic and coordinated approach to compatibility planning developed with the support of stakeholders involved throughout the process.

The key to implementing strategies is establishing a JLUS Implementation Coordinating Committee to oversee the JLUS execution and coordinate strategies with multiple partners. Concurrent with the efforts of the JLUS Implementation Coordinating Committee, each Study Area jurisdiction is responsible for establishing their own course of action to execute strategies unique to them through collaboration of planners, leadership, and the public. Since the Implementation Plan is intended to be a living document, each jurisdiction has the flexibility to revise and refine the Plan for their unique circumstances and use for tracking implementation actions and progress.

A key strategy to guide compatible development without overregulation is a zoning overlay district, titled Military Compatibility Area (MCA) Overlay District. The maps on the following pages illustrate the geographic boundaries of the overlay district and its compatibility sub areas. The strategies that were developed during the JLUS process are described in detail in Chapter 6 of the JLUS Report, beginning on page 67. The following list provides highlights of some of the strategies identified.



### Communications

- Establish a JLUS Implementation Coordination Committee to provide oversight and monitoring of the JLUS implementation
- Incorporate NSF Dahlgren in the Review of Development Applications / Proposals
- Develop Memorandum of Agreement for Multiple Land Management Agencies
- Establish an NSF Dahlgren Outreach Program including a Good Neighbor Program
- Provide Public Versions of Key Planning Documents for Review and Comment by Jurisdictions
- Share Military Operational Brochures with Community
- Improve Informational Signage of Military Activities.



### Energy Development

- Consider Development of Alternative Energy Development Ordinances to Coordinate Siting Within Military Compatibility Areas
- Identify and Map Locations Suitable for Wind Energy Development
- Coordinate With Wind Developers to Reach an Agreement that Supports Wind Energy and Military Missions
- Coordinate Alternative Energy Development Applications with DOD Siting Clearinghouse



### Housing Availability

- Incorporate Transient Housing Needs in Comprehensive Plans
- Investigate the Feasibility of a Local Government / Navy / Private Development Project to Build Navy Rental Housing



### Land / Air / Sea Space Competition

- Evaluate the Purchase of Land or Easements from Willing Property Owners to Secure Future Use of Existing Sites of Range Stations
- Expand Outreach to Boating Community



### Land Use

- Develop Clear Zones, Accident Potential Zones, and Imaginary Surfaces for the Runway
- Establish economic development marketing guidelines that identify the type of industries that are compatible with the NSF Dahlgren mission
- Develop an information packet for property owners that identify JLUS issues regarding land development concerns that could impact or be impacted by NSF Dahlgren operations



### Light And Glare

- Develop and Establish Dark Sky Lighting Ordinance



### Noise

- Identify Noise Compatibility Policies for Inclusion in Local Planning Documents
- Incorporate Noise Contour Maps and Compatibility Policies Into Local Planning Documents
- Develop Noise Informational Brochure for Base Operations
- Educate Local Builders on Sound Attenuation



### Roadway Capacity

- Conduct a Traffic Study to Assess Community Impacts on NSF Dahlgren and Vice Versa
- Conduct a Feasibility Study to Assess Viability of Public Transit to NSF Dahlgren
- Seek Alternative Funding Sources for Transportation Improvements



### Safety

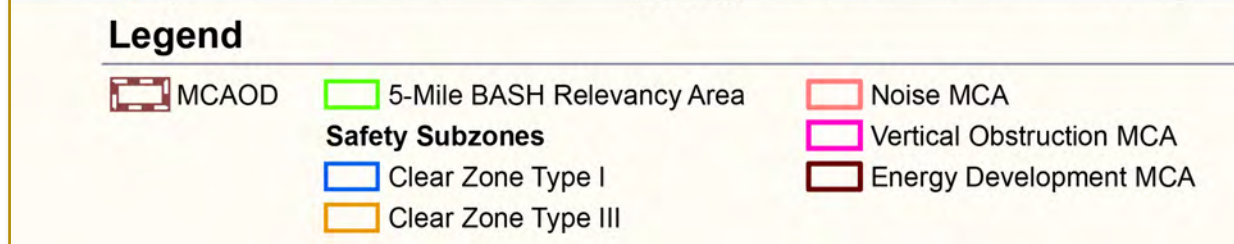
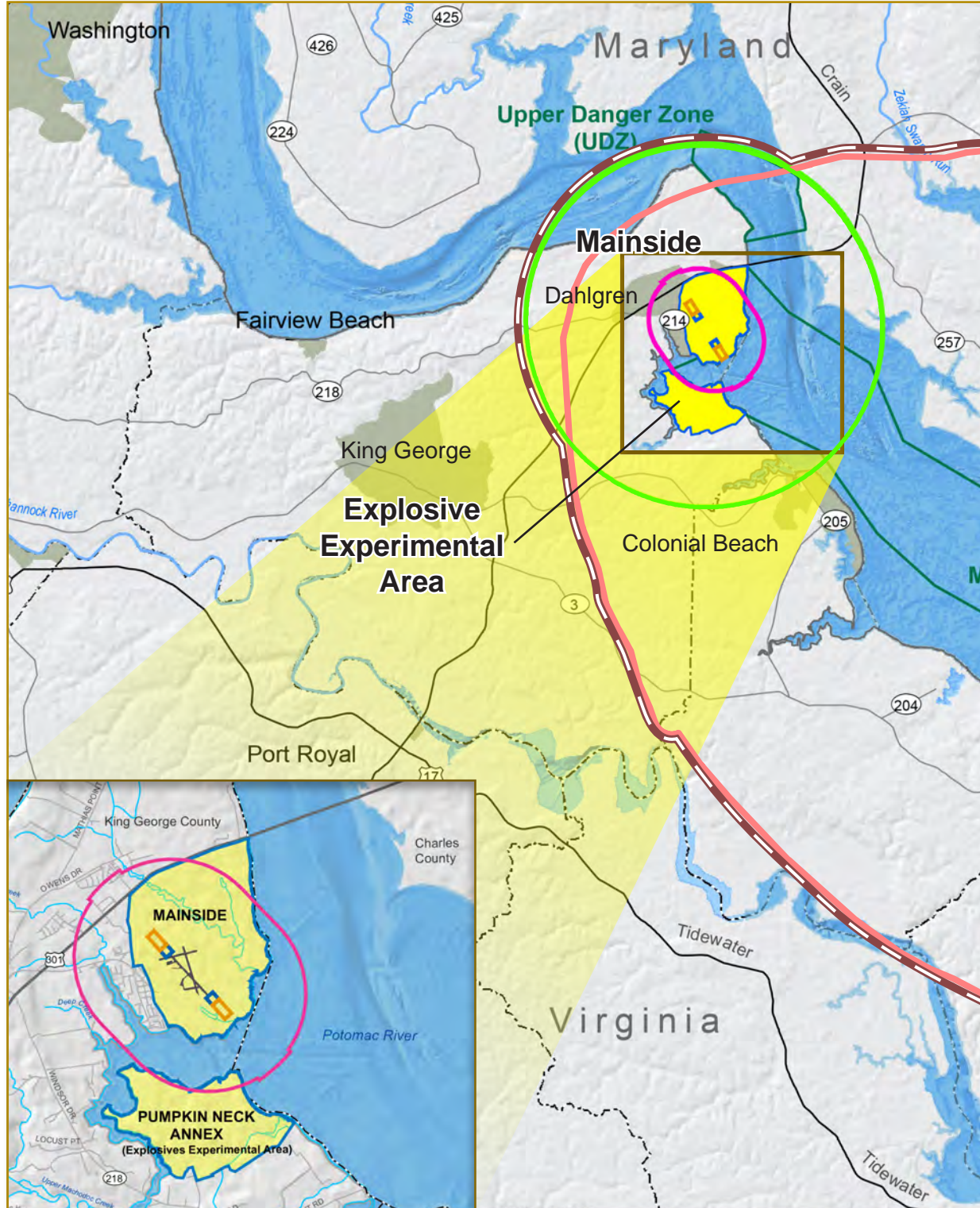
- Consider the Development of an EMS Response Study to Accurately Quantify and Classify Specific Issues and Impacts

# NSF Dahlgren Military Compatibility Area Overlay District (MCAOD)

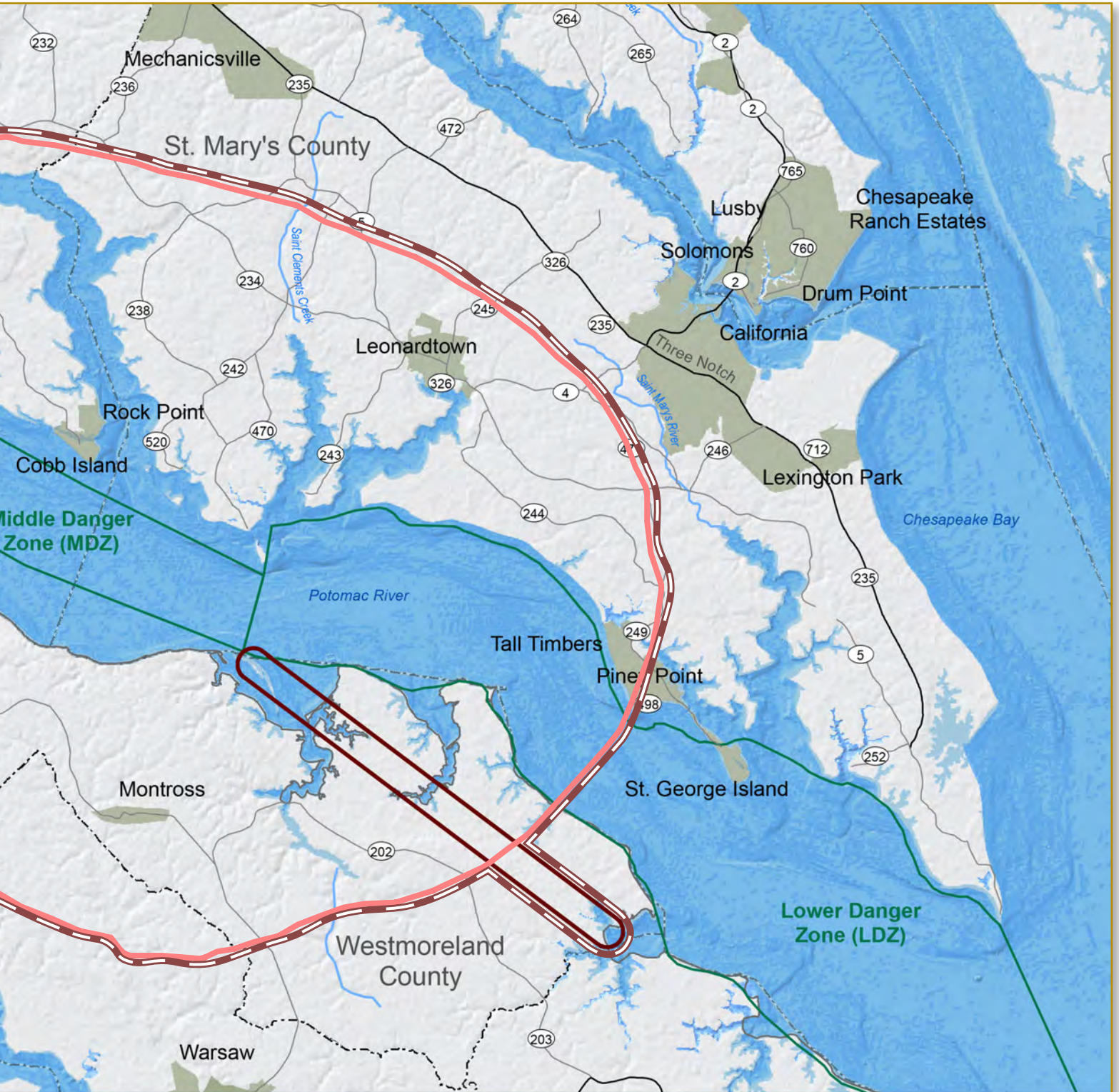
## Proposed Zoning Overlay

The MCAOD for NSF Dahlgren consists of the following four MCAs (Military Compatibility Areas), which are described on pages 6 and 7 of this brochure:

- Safety
- Noise
- Vertical Obstruction
- Energy Development



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- Potomac River Range
- Installation
- State/District Boundary

- County Boundary
- Town/Community
- Highway

- Major Road
- Water Body
- River



0 3 6  
Miles



## Military Compatibility Areas

In compatibility planning, the term “Military Compatibility Area” (MCA) is used to formally designate a geographic area where military operations may impact local communities, and conversely, where local activities may affect the military’s ability to conduct its mission. The MCAs are geographic areas where specific types of recommended JLUS strategies apply. An MCA is designated to accomplish the following:

- Promote an orderly transition between community and military land uses so that land uses remain compatible.
- Protect public health, safety, and welfare.
- Maintain operational capabilities of military installations and areas.
- Promote an awareness of the size and scope of military training areas to protect areas separate from the actual military installation (i.e., critical air space) used for training purposes.
- Establish compatibility requirements within the designated area, such as requirements for sound attenuation and aviation easements.

An MCA delineates a geographic area where strategies are recommended to support compatibility planning and JLUS goal and objectives.

The Military Compatibility Area Overlay District (MCAOD) is a zoning technique that ensures the JLUS strategies are applied to the appropriate areas, and that locations deemed not subject to a specific compatibility issue are not adversely impacted by regulations or policies inappropriate for their location or circumstance. The MCAOD encompasses all the MCAs and its geographic boundary is defined by the largest MCA boundary. The MCAOD, when used by local jurisdictions, can address ways to prevent or mitigate compatibility issues. Each jurisdiction’s MCAOD boundary is determined by the largest geographic boundary of all the MCAs that fall within their jurisdiction.

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## Safety Military Compatibility Area

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The Safety MCA addresses areas that could be affected by aircraft associated with military flight operations. The Safety MCA comprises two components – the Bird / Wildlife Aircraft Strike Hazard (BASH) Relevancy Area and Clear Zones associated with the airfield. The Clear Zones are a subzone of the MCA and do not extend outside the installation boundary. Because of the aircraft types and frequency of use at NSF Dahlgren there are no Accident Potential Zones (I and II) normally associated with an airfield. The safety profile at NSF Dahlgren would need to be adjusted with the reintroduction of fixed wing aircraft at NSF Dahlgren dependent on future runway needs and likely result in expanded safety zones including the addition of Accident Potential Zones.



## Noise Military Compatibility Area

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The Noise MCA includes all land located off-installation within noise contours greater than 120 peak decibel noise levels associated with military activities, as well as an additional one-half mile buffer outside the 120 decibel peak noise contour to be proactive for possible future NSF Dahlgren operational changes. This buffer incorporates land areas that may pose a risk for noise complaints to occur.



## Vertical Obstruction Military Compatibility Area

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The flight operations approach and departure areas are regulated by stringent height restrictions defined by FAA and military regulations. The Vertical Obstruction MCA is based on the FAA inner horizontal surface which addresses development of buildings and structures from zero to 150 feet above mean sea level, and the approach-departure clearance surface up to 150 feet. The Vertical Obstruction MCA is intended to emphasize the importance of following FAA imaginary surfaces with regard to structure height and is not intended to reduce or change FAA guidance with regard to maximum height of structures.



## Energy Development Military Compatibility Area

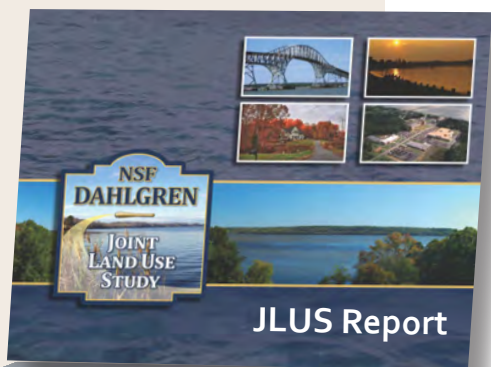
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The Energy Development MCA is an area characterized by existing, proposed, or potential areas for alternative wind energy development or other types of proposed structures that may have an impact on the radar line-of-sight requirement between NSF Dahlgren and the Navy tracking station in Northumberland County, Virginia. Wind turbines within this line of sight could create frequency interference issues that conflict with military operations. This area illustrated in Figure 8, traverses Westmoreland County in Virginia. Wind energy development such as wind turbines and transmission towers in this area should be coordinated with NSF Dahlgren.

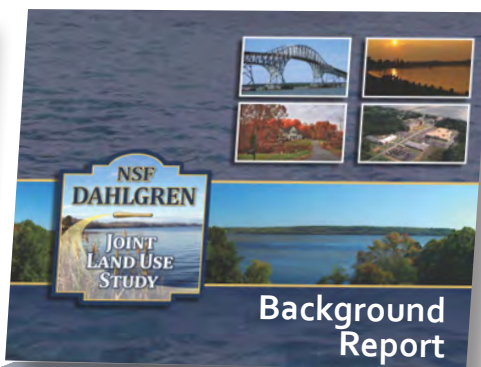


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JLUS Report



Background  
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## For Additional Information Contact:

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## JLUS Resources

Several JLUS resources providing different levels of information are available to the public, elected and appointed officials, and the military. These resources provide an overview of the JLUS process, detailed information on NSF Dahlgren and the overall study area, an assessment of existing compatibility issues, and the recommended implementation plan. The resource documents include:

### JLUS Report

The JLUS Report presents an overview of the JLUS planning process, purpose and objectives of the study and the recommended implementation plan. The report presents a concise description of the following:

- JLUS project study area, including NSF Dahlgren mission overviews;
- King George County, Westmoreland County, Town of Colonial Beach, Charles County and St. Mary's County, their demographic profile and market trends;
- Summary of the factors and encroachment issues identified during the JLUS process; and
- Set of recommended strategies to mitigate or prevent encroachment and proactively achieve land use compatibility.

### JLUS Background Report

The NSF Dahlgren JLUS Background Report provides the technical background and detailed compatibility assessment that was used to identify issues and develop JLUS recommendations.

### JLUS Executive Summary Brochure

The JLUS Executive Summary Brochure serves as a quick reference describing the purpose of a JLUS and providing an overview of the key JLUS recommendations and Military Compatibility Areas.