

# ***Naval Air Station (NAS) Oceana Future Base Design Industry Day 2022***



**April 20, 2022**



**Welcome to the**

**Naval Air Station Oceana**

**Future Base Design**

**Industry Day!**



# Agenda



- **Opening Remarks**
  - RADM Rock, Navy Region Mid-Atlantic Commander
  - Mayor Dyer, City of Virginia Beach
- **NAS Oceana Updates**
  - CAPT Holmes, Installation Commanding Officer
- **VBEDA**
  - Steve Herbert, Economic Development Leadership Consultant
- **Real Estate Update**
  - Amanda Pack, Real Estate Director, NAVFAC
- **Environmental Update**
  - Blake Waller, Environmental Program Director, NAS Oceana
- **Land Use Update**
  - Johnny Lauterbach, Planning Liaison, NAS Oceana
- **Utility Infrastructure**
  - Don Piron, Department of Public Utilities
- **Next Steps**
  - Amanda Pack, Real Estate Director, NAVFAC
- **Q&A Panel**



# Opening Remarks

**Rear Admiral Charles Rock,  
Regional Commander**

**Mayor Bobby Dyer,  
City of Virginia Beach**







# *Navy Region Mid-Atlantic*



- Why the Navy is doing Future Base Design (FBD)
  - An innovative prototype initiative which supplements traditional base support.
  - Lack of necessary funding has proven unsustainable for NAS Oceana's aging infrastructure.
  - Opportunity to develop partnerships.
- The Benefits of FBD
  - Economic driver for the Navy and the City of Virginia Beach.
- Current FBD Efforts
  - Horse Stables Parcel
  - Dominion Energy Project
  - Multi-Parcel Opportunities (pending)



# *City of Virginia Beach*



- The Navy and the **VA Beach Development Authority** have a long-standing partnership that has paved the way for **Future Base Design** at NAS Oceana.
- This concept will help drive **economic and private business development** by creating partnership opportunities between the Navy and the private sector.
- Forming this partnership between the **City of Virginia Beach Development Authority** and **NAS Oceana** is yet one more example of Virginia Beach's enduring relationship with our friends at the base.



# **Naval Air Station Oceana**

**CAPT Bob Holmes,  
Installation Commanding Officer**



# ***Future Base Design (FBD)***



- FBD is a transformational and comprehensive approach to Navy installation management designed to transform, optimize, and modernize installation capabilities.
- Traditional appropriated funding strategies are strained requiring NAS Oceana to find innovative and creative solutions.
- Leverages the base's underutilized land through partnerships to enhance mission and economic sustainability for NAS Oceana and surrounding state and local government.
- Allows the Navy to receive payments from public and private sector partners in the form of in-kind consideration (IKC) to support un-/under-funded mission requirements.





# ***Accomplishments to Date***



- Established key partnership with the City of Virginia Beach Economic Development to market and promote FBD opportunities among industry.
- On 05 Aug 2021, Navy Region Mid-Atlantic and the City of Virginia Beach signed declaration memorializing mutual commitment to implement FBD.
- On 06 Jan 2022, Navy Region Mid-Atlantic and Virginia Beach Development Authority executed intergovernmental support agreement (IGSA) delineating FBD operational alignments.
- On 20 Apr 2022, NAS Oceana / NAVFAC MIDLANT holds FBD Industry Day to market and promote the first underutilized parcel offering, former horse stables.



# ***Former Horse Stables Opportunity***



- The Former Horse Stables located on approximately 113 acres of land at 873 Oceana Boulevard just north of the entrance to NAS Oceana.
- Primarily open land that is readily developable
  - Existing Stable structures and Buildings
  - Visibility and access from Oceana Boulevard
  - Suitable for up to 1,000,000 SF (100± buildable acres at 10,000 SF of building per acre)





264

Naval Air  
Station Oceana

Motor World

Holiday Trav-L-Park

Virginia  
KOA





# **Virginia Beach Economic Development**

**Steve Herbert,  
Economic Development Leadership Consultant**



# ***VBEDA Partnership***



- In the early, 2000's YesOceana program was developed to meet the requirements of the Base Realignment and Closure (BRAC) Commission to protect our citizens and keep the Navy's East Coast master jet base.
- This innovative program consists of zoning ordinances and economic incentives to foster the conversion of nonconforming businesses in the Accident Potential Zone 1 (APZ-1) into conforming ones and relocating ones that cannot be converted to another part of Virginia Beach.
- Accomplishments: 58 non-conforming commercial properties eliminated - \$61 million in new and retained private investment - 386 residential dwelling units permanently removed from APZ-1 and Clear Zones.
- Created an overlay to regulate and stop encroachment over 46,663 acres within the AICUZ footprint.
- Future Base Design, through joint agreements, continues the City's on-going support of NAS Oceana's mission and building on the foundation of the base being a major ally and asset in our community.



# ***Incentive Program***



*For those businesses that conform to APZ-1 uses, the City of Virginia Beach can offer the following incentives to facilitate a move or expansion in this area of the City.*

## **WAIVER OF CONDITIONAL USE PERMIT:**

- New compatible uses may be located within APZ-1 without a conditional use permit even if the use would otherwise require a use permit under applicable provisions of the City Zoning Ordinance.

## **BUSINESS OPPORTUNITY ZONE - REBATES BPOL TAXES AND FEES:**

- The ordinance created a Business Opportunity zone that provides a 90% rebate of the Business License tax (BPOL) for a period of 15 years for any compatible use in APZ-1; and
- Reimbursement of fees for building permits, site plan applications, water and sewer connections, and sub-division permit.

## **PARTIAL PROPERTY TAX EXEMPTION:**

- The ordinance provides a partial real estate tax abatement for the qualifying properties that are rehabilitated or renovated, including the replacement of program-conforming properties or commercial or industrial improvements resulting in the conversion of a nonconforming use to a conforming use in APZ-1.<sup>14</sup>





# ***Incentive Program***



## *Virginia Beach Economic Development Investment Program (EDIP):*

A locally funded and administered discretionary incentive program available to qualifying existing or newly locating companies. Not every company will be eligible to receive a grant. Among other things, eligibility is determined on whether a company is part of one of the City's target industry sectors, average annual salaries, as well as capital investment and job creation over a 36-month period.

Additionally, certain areas of the City have received "APZ-1" designation because of their proximity to NAS Oceana. Eligibility is based on a company's compatibility with applicable Navy and local ordinances and is geared toward attracting industrial users. If a project is deemed a compatible use, it may qualify for expanded incentives.



# **Navy Real Estate Requirements**

**Amanda Pack,  
Deputy, Public Works Officer  
NAS Oceana**

**Real Estate Contracting Officer**



# ***Real Estate Update***



- Types of real estate agreements considered for this parcel
  - Out Leases – Grant of Lease to a public or private entity that could be granted via competition on a long-term basis with in-kind consideration (IKC) received in place of monetary payments.
  - Out Easements – Grant of Easement to a public or private entity that could be granted for certain uses without competition for up to 25 or 50 years with IKC received in place of monetary payments.
- Navy requests local industry to provide renovation, redevelopment, and/or other ideas/concepts for the subject property.
- The successful offeror will operate and maintain the site within the established property for the term of the real estate agreement and will provide IKC to the DON of not less than the fair market value of the site.



# **Environmental Requirements**

**Blake Waller,  
NAS Oceana Environmental Program Director**



# ***Environmental Update***



- Final offeror shall comply with all applicable environmental laws, ordinances, rules, and regulations and all other Federal, state, and local laws, ordinances, regulations, and standards that are or may become applicable to construction on Federal lands.
- The selected offeror will need to complete additional environmental studies (e.g., NEPA) and consultations at their own expense, with Navy oversight.
- A summary of known environmental constraints will be provided with the RFP at time of issuance.



# **Land Use Update**

**Johnny Lauterbach,  
NAS Oceana Planning Liaison**

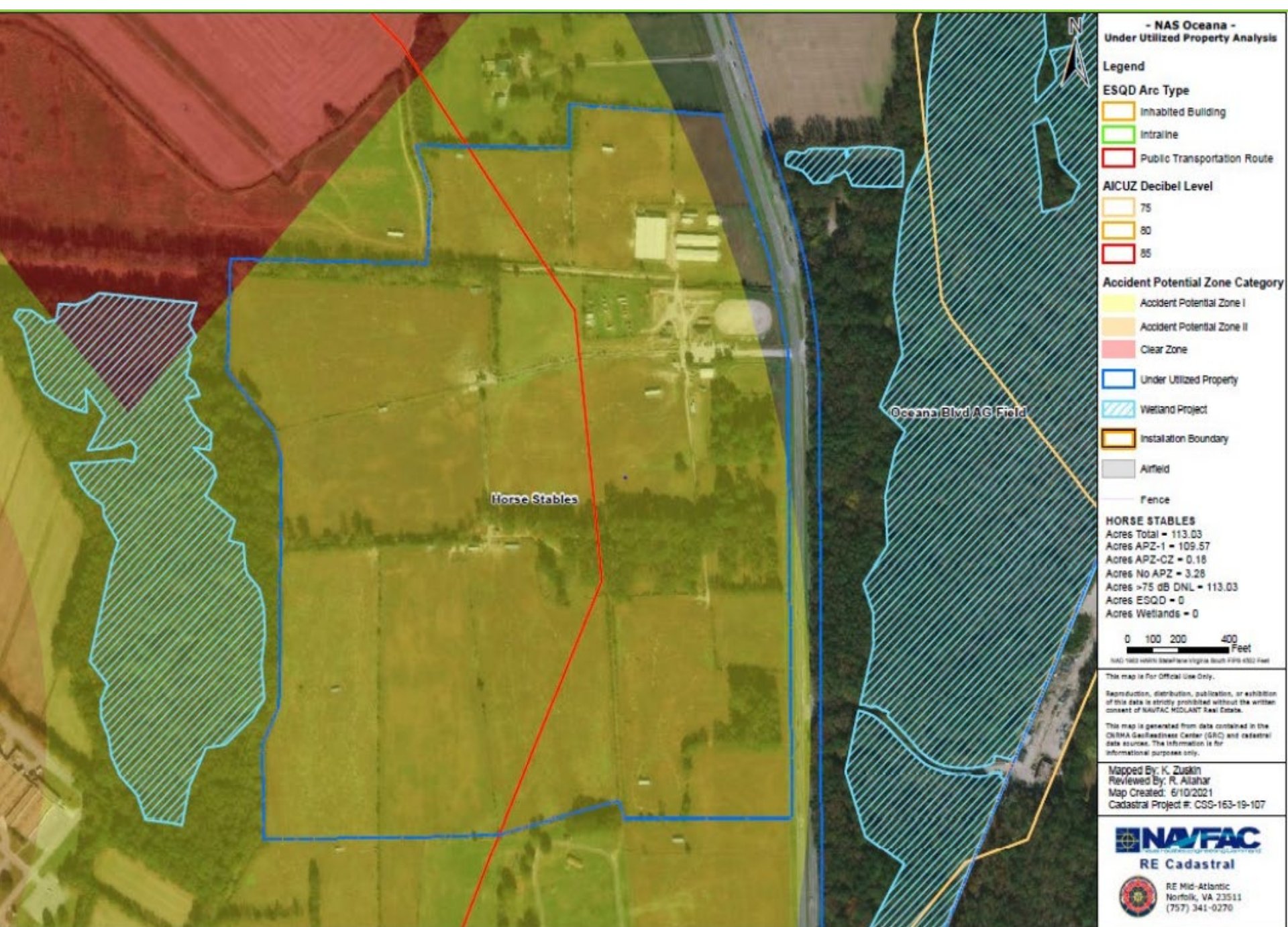




# Land Use Update



- The Subject Parcel is located within the Air Installations Compatible Use Zones (AICUZ) overlay for NAS Oceana's airfield:
  - Departure end of Runway 14                      - 3% of all aircraft operations
  - Arrival end of Runway 32                      - 15% of all aircraft operations
- Entire area lies within the >75 decibel (dB) Day-Night Average (DNL) noise zone.
  - Individual overflights will be much louder than the DNL average
- Virtually the entire area is located within Accident Potential Zone (APZ) I for Runway 14/32.
- Compatible uses could include wholesaling, many manufacturing activities, data center, energy, utilities and rights-of-way.
  - AICUZ criteria may dictate floor-area ratio, i.e., the measurement of a building's floor area in relation to the size of the land parcel
- Structures and construction equipment will require height & obstruction evaluations pursuant to Federal Aviation Administration regulations.





# **Utility Infrastructure**

**Don Piron,  
City of Virginia Beach  
Department of Public Utilities**





# *Utility Infrastructure*



- Water and sanitary sewer service not currently supplied and any requirements for these services will be at the offeror's expense.
  - Preliminary engineering is first needed to determine utility service requirements, then feasibility of connecting to base infrastructure
  - Water and sewer extensions will be at the expense of the selected offeror.
- For other infrastructure related requirements (i.e. stormwater, electric, natural gas), the selected offeror will need to coordinate directly with local utility and will depend on how the parcel will be used.



# **Navy Real Estate – Next Steps**

**Amanda Pack,  
Deputy, Public Works Officer  
NAS Oceana**

**Real Estate Contracting Officer**



# Next Steps



## Action

Conduct meeting with NASO Leadership to determine how best to market use of property

Develop Requirements Packet

CNRMA / CNIC review and approves Requirements Packet

NAVFAC issues Request for Proposal (RFP); Post to SAM.GOV (post for 60-90 days)

Industry Develops Proposals / Submits to Navy

Navy Receives Proposals to Begin Review Process

Conduct Source Selection Plan to review proposals; Establish criteria matrix; Develop recommendations

Notify Winning / Losing Proposals





# ***FBD Resources***



[\*\*City of Virginia Beach Business Incentives\*\*](#)

[\*\*Air Installation Compatible Use Zone \(AICUZ\) Information\*\*](#)

[\*\*Virginia Beach FBD Industry Day\*\*](#)

[\*\*Navy Real Estate Process\*\*](#)



# BREAK



# Q&A Session



