

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 its 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.