



# FORT EUSTIS JOINT LAND USE STUDY

*Growing Forward Together*

Newport News & James City County, VA

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## FACT SHEET

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### WHAT IS A JLUS?

A Joint Land Use Study (JLUS) is a collaborative study conducted by the city, county, federal officials, residents, and the military installation itself to identify compatible land uses and growth management guidelines near the installation. The process encourages the local community and installation to act as a team in order to prevent or limit any encroachment issues caused by future mission expansion or local growth.

### THE ROLE OF FORT EUSTIS

Fort Eustis is part of Joint Base Langley-Eustis (JBLE) in southeastern Virginia. Fort Eustis is home to the US Army Training and Doctrine Command (TRADOC) – supporting a population of 22,000 active duty, National Guard, Army Reserve, civilians, and family members. TRADOC is responsible for training and developing the Army, and operates 33 schools and centers at 16 Army installations. A total of 5,000 student train at Fort Eustis each year.

### THE NEED FOR A JLUS

In 2010, before JBLE was created, Langley Air Force Base conducted a JLUS. Although the Air Force Base and Fort have been merged, a JLUS has not been conducted specific to Fort Eustis. This study will look at compatibility and encroachment issues tailored to Fort Eustis while maintaining coordination with representatives of Langley. Some of the major issues Fort Eustis and the surrounding communities are facing include:

- Increased regional growth leading to stressed infrastructure and transportation systems;
- Sea level rise and flooding in the community and at Fort Eustis; and
- Waterway management and access conflicts from the increased number of recreational and commercial boats frequenting the waterways along the James River.

### HOW IT IS CONDUCTED

In its simplest version, the JLUS team will gather and analyze data; conduct a compatibility analysis; propose recommendations; and provide a detailed implementation plan.

The compatibility analysis will include an analysis of twenty-four factors organized based on development factors, people factors, and natural resource factors. The analysis is aimed at finding



a balance or compromise between military and community needs so that both can grow successfully.

## **COMMUNITY INVOLVEMENT**

The community plays a crucial role in the drafting of the study. Input from the public provides varying perspectives and differing opinions to ensure that the plan is well rounded and encompassing of the community. In order to effectively gather input, a variety of public engagement opportunities will be provided throughout the process. Engagement opportunities will include the following:

- Project Website ([www.forteustisjlus.com](http://www.forteustisjlus.com))
- Facebook Page ([www.facebook.com/forteustisjlus](http://www.facebook.com/forteustisjlus))
- Public Workshops
- Stakeholder Interviews
- Project Handouts

## **RESULT OF THE JLUS**

The study will result in a set of recommendations and guidelines for both the military and community stakeholders to promote compatible development, increase base security, and build relationships between Fort Eustis, James City County, and Newport News. The proposed recommendations and guidelines will reduce potential conflicts between the military installation and surrounding areas while accommodating new growth and economic development, sustaining economic vitality, protecting public health and safety, and protecting the operational missions of the installation.

Lastly, the JLUS will utilize the recommendations to create an implementation plan. The implementation plan will provide a strategy to implement the recommendations, identify the key parties responsible, and the time frame for accomplishment. The implementation is the key to the process that promotes compatibility and defends against encroachment.