

Question and Answers

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Q1. What is the current status of the project?

A1. The construction contract was awarded to Noah Enterprises, Inc. of Virginia Beach in April 2013

Q2. What is the project schedule?

A2. The design phase of the project is in progress with construction to start in fall 2013. The project is expected to be complete by summer 2014.

Q3. Why has it taken so long to get this project to the construction phase?

A3. The project has gone through a series of reviews to ensure compliance with all applicable federal, state and local requirements. In addition, the previous catering facility had to be demolished with old footings removed and soil borings taken prior to being able to properly assess the project scope.

Q4. What is the current cost anticipated to be for this project?

A4. The total construction cost for this project is \$4.4-million.

Q5. How is this project funded and how is the Navy able to move forward with it in view of current budget cuts and restrictions due to the ongoing sequestration?

A5. The budget for the project has been reserved since it was programmed in FY'10. The monies spent on this type of project are not from Appropriated Funds, but rather Non-Appropriated Funds. These funds come from revenue generation by Sailors utilizing other MWR facilities across the entire Mid-Atlantic Region and, in some cases, across the Navy Enterprise. Monies spent on this project will in turn generate revenue that will allow for recapitalization/modernization of recreational facilities, such as this project, that benefit our authorized patrons.

Q6. Since the initial briefing to the public, what has changed within the scope of the project?

A6. There are minimal changes within the scope of this project from its initial briefing to the community. The project is moving forward with 10 duplex buildings for a total of 20 rental units.

Q7. What will be the expected construction hours and can the surrounding community expect any extended hours?

A7. Established working hours are from 8 a.m. to 5 p.m. When known in advance, modified hours will be posted at www.cnic.navy.mil/jelblcfs for any phase of construction requiring extended hours.

Q8. Why does the Navy need 20 units of rental housing vice fewer units?

A8. The project was designed to generate a modest return on investment. Less than 20 units on the property would not create an economically viable option. Additionally, the Navy is within the city's density limits for residential property in this neighborhood.

Q9. Will these be long-term rentals or short term rentals?

A9. Authorized patrons are permitted a maximum stay of two weeks.

Q10. Will these units be used for temporary housing for military families waiting on permanent housing in the Hampton Roads area?

A10. No. The facilities are for recreational use only.

Q11. What are the occupancy limits of the rental units?

A11. Current plans will allow four people per two-bedroom rental and six people per three-bedroom unit.

Q12. How will the Navy ensure occupants adhere to rental agreements?

A12. Renters will be required to sign a rental agreement which covers the Navy's policies regarding occupancy limits, no pet policy, noise, etc. Renters found violating the rental agreement can be required to leave the property immediately and can be barred from future use.

Q13. Will there be any improvements to surrounding roads and intersections in support of this project?

A13. Improvements to the surrounding community are not, and have not been part of the scope of this project. However, the existing water main will be upgraded to an eight- inch pipe to meet current city code. This project covers improvements primarily to the Navy property.

Q14. Will the Navy construct an egress onto 68th Street?

A14. Yes. As recommended by the city and to accommodate emergency vehicles an egress area on to 68th Street is part of the design.

Q15. Where will the laydown area be for this project?

A15. It is anticipated that the contractor will utilize the area within the perimeter of the property for construction material.

Q16. Are there any safety concerns the public should be aware of regarding this project?

A16. The construction contractor will be required to ensure that adequate safety precautions are followed at all times. The construction site will be fenced to prevent accidental entry by unauthorized personnel. In addition, a Site Specific Safety Officer will be on-site at all times to monitor and make sure all OSHA regulations and ensure compliance with all safety requirements.

Q17. What impact will there be to public beach access during construction?

A17. The only impacts anticipated will be during equipment and materials loading and unloading, and to connect to the public water line. As this happens, short closures of only one street at a time may occur.

Q18. Is the new facility going to block my view?

A18. The new structure will follow Virginia Beach City code and not exceed 35 feet in height. The Navy anticipates that the new structure will be more aesthetically pleasing than the previous Navy Catering Facility.

Q19. Why doesn't the Navy sell this property?

A19. Using this property as a self-sustaining, recreational venue enhances the quality of life of authorized patrons and their families and the mission of the Moral Welfare and Recreation Program at no cost to the taxpayer.

Q20. What is the mission of the Navy's MWR?

A20. The Navy's MWR Program administers a variety of recreational, social, and community support activities at U.S. Navy facilities worldwide. MWR programs support active-duty, reserve, civilian and retired military personnel and their families. The MWR mission is to provide quality support and recreational services that contribute to the retention, readiness, mental, physical, and emotional well-being of our sailors.

Q21. Who will provide police/fire services to the beach property?

A21. The City of Virginia Beach Police and Fire Departments will continue to provide services to the site.

Q22. Will the property become a gated compound?

A22. Yes. There will be a controlled access/egress gate at 67th and an egress gate at 68th street for patrons and emergency response vehicles.

Q23. Who should I contact if I have further questions on this project?

A23. An information site on the project will be available on the Joint Expeditionary Base Little Creek-Fort Story web site (www.cniv.navy.mil/jebclcs) with periodic updates posted to the installations Facebook page. In addition, the public can call and leave questions at (757) 462-2640 (Public Affairs Office) and someone will call you back to answer your question(s).

Q24. Will the Navy properly maintain the new facility and maintain standards?

A24. Yes. The Navy is interested in adequately maintaining the facility to ensure longevity of use which enhances its investment. Maintenance of the grounds and facility (interior and exterior) is the responsibility of the Navy with work generally accomplished through the use of contracted services.

Q25. What will be the rental rate?

A25. The rental rate has not been determined though it will be in keeping with rental rates at other military vacation properties.

Q26. Will there be a full time manager on site?

A26. No. The signing of contracts and issuing of keys will be with the MWR Property Manager located at JEB Fort Story. MWR will make routine inspections of the property to ensure patron compliance with signed contracts.

Q27. Will there be restrictions on the number of vehicles renters can have at the cottages?

A27. The current design direction is for surface parking for a maximum of two vehicles per unit.

Q28. Will the project increase traffic on 67th Street?

A28. Traffic associated with the rental properties would be similar to existing residential traffic and less pronounced than when the facility was used for catering purposes.

Q29. Will more people be parking on the street?

A29. On-site parking will be provided to accommodate two vehicles per rental cottage.

Q30. Will the project reduce local property values?

A30. Because property values are influenced by a multitude of factors, it is impossible to quantify what effects the proposed action would have. However, the beach cottages will be more aesthetically pleasing than the former Catering facility.

Q31. Why did the EA not discuss impacts to property values?

A31. The EA discusses overall impacts to the housing market. Since the beach cottages would not add to the housing market, there would be no impact on housing. Property values are not analyzed under NEPA. Property values are dynamic and influenced by a multitude of factors, it is impossible to quantify negative or positive effects generated by the proposed action.

Q31. What happened to my comments in regards to the EA?

A31. The Navy solicited public comment in 2009 to ensure that all factors were considered for the EA. The Navy considered this a valuable part of the process in making its final decision with regards to this project. Navy response to the public comments was published in the EA and can be viewed at www.cnmc.navy.mil/jebclcfs

Q32. Why does the Navy want to build multi-unit buildings in this housing community?

A32. The Navy desires to give its military members and their families a desirable, comfortable vacation rental home, at a terrific oceanfront location and at a reasonable price that is affordable to authorized patrons. While most nearby dwellings are single family or duplexes, there are other multi-unit facilities near-by which include rental properties

Q33. If the North End is zoned as residential, why is rental property being allowed in?

A33. The North End is zoned as a Residential-Resort district and includes other rental properties. Residential zoning does not preclude rental properties. The Navy will meet zoning requirements such as building height and property line setbacks. There will be no non-residential use on site, i.e. no shops, eateries, or other multi-use functions.

Q34. Who do I call should an issue arise on the property?

A34. Local residents are encouraged to call local emergency response personnel for any type of emergency and/or civil disturbance. Also, an information site on the project will be available on the Joint Expeditionary Base Little Creek-Fort Story web site (www.cnmc.navy.mil/jebclcfs). In addition, the public can call and leave questions at (757) 462-2640 (Public Affairs Office) and someone will call you back to answer your question(s).

In addition, specific rules will be in place for all authorized patrons to follow as with other similar Navy facilities. Current rules at existing facilities call for quiet hours, proper trash disposal as well as maintaining cleanliness of the facilities. For patrons who do not follow the rules, they can be barred from future use of the facilities and depending on the severity of the issue, can face disciplinary action from their command.

Q35. Why did the Navy take an active approach with this project in briefing the public ahead of time when typically they do not hold such a meeting early in the process?

A35. The Navy's goal is to create a facility that enhances the Navy's Morale, Welfare and Recreation program to meet the needs of the military members and their families. In addition, the Navy desires to be both a good steward of government property and good neighbor to surrounding communities. Therefore, the Navy sought public comment on the proposal early in the process.

Q36. Did the public have the opportunity to comment on the design proposals submitted during the design build process?

A36. Public feedback was gathered during the EA process in 2009 and applicable recommendations were incorporated in to the project