

LUCIS: Navy's Web and GIS-Based Land Use Control Information System for Base Closure Sites

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BASE CLOSURE LAND USE CONTROLS: A LONG-TERM PUBLIC ISSUE

- Profile of Department of Navy Base Realignment and Closure (BRAC) Program:
 - 90 sites; 619 parcels; over 75% conveyed
 - Emphasis on risk-based cleanups tailored to future use, e.g. industrial redevelopment
 - \$3,000,000,000 cleanup program
 - LUCs are required to protect remedial actions and to manage residual contamination
 - 20-30% of BRAC parcels will have LUCs

NAVY'S LUC INFORMATION GOALS AND CONCERNS

- Our research revealed these LUC concerns:
 - Not all states have LUC statutes or databases
 - Local officials need LUC info to guide future planning, zoning, and permitting decisions
 - Environmental stakeholders want to monitor LUCs
 - Navy BRAC disposal process can't wait for national, state, and local LUC programs to evolve
- **Navy needs to create permanent, public BRAC LUC records and reference sources**

EVOLUTION OF LUCIS

- Navy tasked Booz Allen Hamilton with these LUC information system goals:
 - Web-based system, easily accessible to public
 - Adaptable to state, local land management programs
 - GIS-based; independent of existing buildings, features
 - Parcel descriptions and LUC text summaries
 - LUC layering; comprehensive site restrictions
 - Users guide and geospatial disclaimers

LUCIS LIMITATIONS

- Data limited to Dept. of Navy BRAC sites
 - But can be used as a template for non-BRAC disposals or for LUCs at active military installations
- “Point in time” data as of parcel conveyance date
 - Data updated only if LUCs are modified or released
- Not designed to track ongoing cleanup projects
 - A database, not a project management tool

CURRENT STATUS OF LUCIS

- Data collection workshops held Nov-Dec 2001
 - Major scanning, digitizing effort for BAH and Navy; work is ongoing
- Five year contract covers most BRAC disposals
- Lessons learned for future BRAC rounds:
 - Input LUC data as disposals occur
 - Use GIS format to create all future base maps
- **Cost-effective: 0.05% of BRAC cleanup budget**

LUCIS WEB SITE


- LUCIS URL: www.navymcbrac.lucis.org
- LUC data for 227 BRAC parcels has been populated into LUCIS
- NAVFAC's Southern Division in Charleston, SC will ultimately manage LUCIS Navy-wide

NATIONAL NAVY BRAC SYSTEM



MAP VIEWS



 **Former Naval Air Station Memphis**
Millington, Tennessee

Map
Locate
Document/LUC Summary
Property Summary
Help

Select one restriction:
Soil Drilling Groundwater Use Certification
Overview **Redraw**

Legend
 Roads
 Railroad
 Water Features
 Deed Area

Click on Map to:
 Zoom In Recent
 Zoom Out


Full Property View

Reference Layers
 Roads Railroads
 Water Land Cover
Features
Other **Deed Areas**
Update Map

LUCIS - <http://156.80.6.61/NavylBrdc>

LOCATION FINDING



 **Former Naval Air Station Memphis**
Millington, Tennessee

Map
Locate
Document/LUC Summary
Property Summary
Help

Select one restriction:
Soil Drilling Groundwater Use Certification
Overview **Redraw**

Legend
Roads
Railroads
Water Features
Dead Area

Locate a Dead Area:

Locate


Add up to 4 points
(in Decimal Degrees)
Longitude W
Latitude N

OR
Degrees, Minutes and Seconds
Deg Min Sec
Lon. W
Lat. N
Locate **Clear Points**

LUCIS - <http://156.88.6.61/Navyltrac>

REPORTS



 **Former Naval Air Station Memphis**
Millington, Tennessee

Map
Locate
Document/LUC Summary
Property Summary
Help

Select one restriction:
Soil Drilling Groundwater Use Certification
Overview

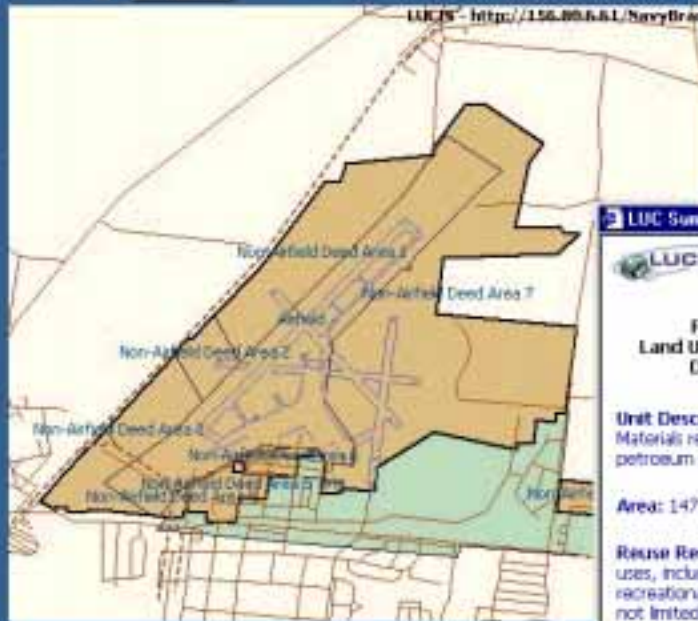
Legend

- Road
- Railroad
- Water Feature
- Deed Area

To view a report, make a selection and click on a Deed Area

- LUC Summary
- Document Index

LUCIS - <http://156.80.6.61/heavyBrac>



LUC Summary Report - Microsoft Internet Explo...



**Former Naval Air Station Memphis
Land Use Control Summary for Airfield-ADC A
Date of Conveyance: 12/22/1999**

Unit Description: Northside Fluvial Groundwater.
Materials released, stored or disposed: Solvents,
petroleum products.

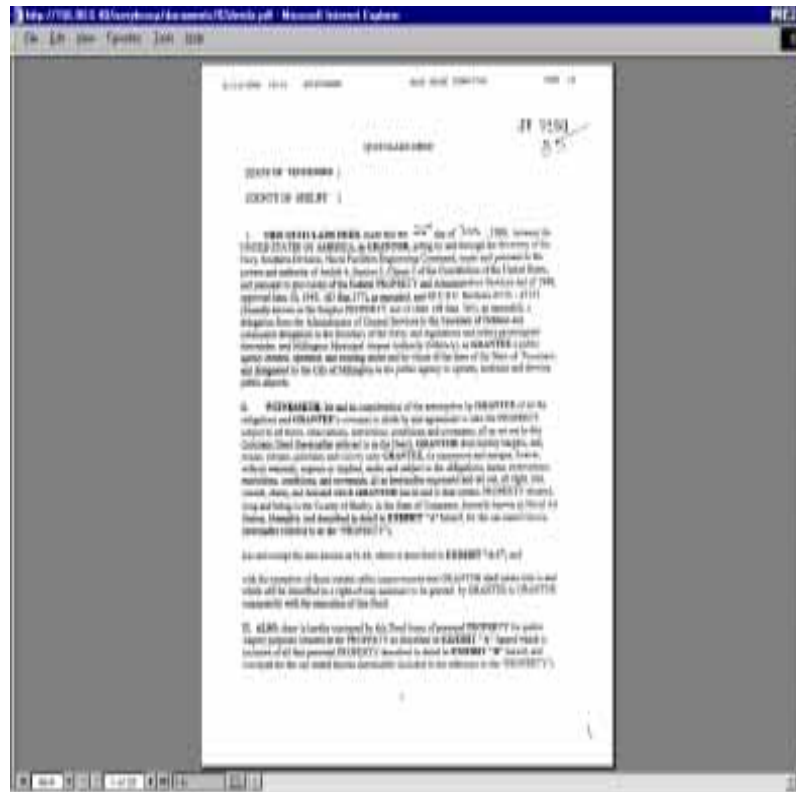
Area: 147 acres

Reuse Restrictions: Shall be limited to non-residential
uses, including industrial, commercial, office and
recreational. Prohibited residential uses include but are
not limited to any child care, pre-school, playground or
any form of housing or other child occupied facility.

DOCUMENT ACCESS



- ◆ Environmental Baseline Survey
- ◆ Finding of Suitability to Transfer
- ◆ Parcel Map
- ◆ Deed or assignment letter



United States Navy BRAC Properties

Land Use Control Information System



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Land Use Control Information System



LUCIS, developed by the Department of Navy, Naval Facilities Engineering Command, allows stakeholder access to Land Use Control information pertaining to Department of Navy Base Realignment and Closure properties.

[First Time Users: Please be sure to read the LUCIS Disclaimer](#)

Site Last Updated March 14th, 2002

Contact LUCIS Webmaster LUCIS@bah.com

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Search BRAC Properties by clicking on the map below or click [here](#) for predefined query advanced search.



 Land Use Control Information Coming Soon

 Land Use Control Information Available

[Advanced Search using Predefined Queries](#)

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Land Use Control Information System



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Search Bases

Search by NAVFAC Engineering Division [EFA North East Division](#)

- OR -

BRAC Property Name [Charleston Naval Shipyard](#)

- OR -

Search by State [Alabama](#)

- OR -

Search by LUC Type Reuse Groundwater Drilling Soil Certification

- OR -

Search by Transfer Type [Conveyance for Environmental Remediation](#)

- OR -

Search for 100% transferred BRAC Properties

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Search > **Results**

Southern Division Bases: 35 Records found.

▼ Base Name	▲ State	▼ Acres Disposed	▼ Acres to Dispose
Naval Reserve Center Gadsden	AL	2	2
Naval Reserve Center Huntsville	AL	3	3
Naval Reserve Center Montgomery	AL	3	3
Naval Station Mobile	AL	256	256
Naval Reserve Center Fayetteville	AR	2	2
Naval Reserve Center Fort Smith	AR	6	6
Naval Air Station Cecil Field	FL	17037	30895
Naval Reserve Center Coconut Grove	FL	3	3
Naval Air Station Key West	FL	197	197
Naval Training Center Orlando	FL	1750	2046
Naval Research Laboratory Orlando	FL	12	19
Naval Hospital Orlando	FL	45	45
Naval Air Station Glenview	IL	1196	1289
Naval and Marine Corps Reserve Center Fort Wayne	IN	4	4
Naval Air Warfare Center Indianapolis	IN	115	185
Naval Reserve Center Terre Haute	IN	7	7
Naval Reserve Center Hutchinson	KS	3	3
Naval Reserve Center Olathe	KS	14	14
Naval Reserve Facility Alexandria	LA	1	1
Naval Station Lake Charles	LA	125	125
Naval Biodynamics Laboratory	LA	2	2
Naval Reserve Center Monroe	LA	5	5
Naval Reserve Center Cadillac	MI	2	2
Naval Reserve Center Joplin	MO	2	2

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Search > **Results**

GROUNDWATER: 35 Records found

	State	Reuse	Groundwater	Drilling	Soil	Certification
Charleston Naval Shipyard						
EDC Ph.1- entire parcel	SC	✗	✓	✗	✗	✗
Department of Defense Family Housing Niagara Falls						
Niagara II Limited Partnership- entire parcel	NY	✗	✓	✗	✗	✗
Long Beach Naval Complex						
IR Site 3, 4, 6A	CA	✓	✓	✗	✗	✗
Naval Air Station Chase Field						
Ph 1 Carveout LUC	TX	✗	✓	✓	✓	✓
Ph 2 Carveout Area	TX	✗	✓	✓	✓	✓
Naval Air Station South Weymouth						
Doppler Weather Facility-Entire Parcel	MA	✗	✓	✓	✗	✗
Naval Air Warfare Center Indianapolis						
Parcel 1A-Land and Groundwater Use Restriction	IN	✓	✓	✓	✓	✓
Parcel 2a	IN	✓	✓	✗	✗	✗
Naval Air Warfare Center Warminster						
Homeless Provider 1 Bldg16	PA	✓	✓	✗	✗	✗
Deed 2 Phase IIB (17 acres) and Phase IIA (180 acres)	PA	✗	✓	✓	✗	✗
PBC Parcel 3	PA	✗	✓	✓	✗	✗
Homeless Provider #2 Parcel #14	PA	✗	✓	✓	✗	✗
Homeless Provider #1 Parcel #8	PA	✗	✓	✓	✗	✗
Site 6/7	PA	✓	✓	✗	✓	✗
Deed 1 Ivyland Residential Parcel	PA	✗	✓	✓	✗	✗


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Search > Results > **BRAC Property Map**


NAVSHPYRD Charleston [View BRAC Property Summary](#) [View list of Transferred Properties](#)

Legend/Layers

- Water
- Parcel Boundary
- Deed Boundary
- Roads

Multiple Locations

- Charleston Naval Shipyard
- Charleston Naval Shipyard - Naval Annex to Marines



Map Tools

-
-
-
-
-

LUCs

- Summary(show all)
- Certification
- Drilling
- Groundwater
- Re-use
- Soil

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LUCS


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NAVSHIPYRD Charleston [View list of Transferred Properties](#)

The Charleston Naval Shipyard of Charleston, South Carolina, is a 2,878.20-acre installation that was closed in BRAC Round 1993. The operational closure was April 1, 1996. Its original mission was to overhaul and repair nuclear submarines and other Navy ships. The primary sites of concern at the installation are areas that were used as landfills or disposal pits without controls for runoff and leachate. The groundwater, sediment and soil are affected by cyanide, decontaminating agents, heavy metals, paints, PCBs, pesticides, petroleum/oil/lubricants, solvents, asbestos, and petroleum hydrocarbons. To date, most of the lead-based paint and asbestos abatement was completed. A large percentage of the UST sites and RCRA sites have been remediated (all cleanup activities at this installation are conducted as RCRA corrective actions).

ACREAGE STATS	
Total Acres	2,880
Acres Disposed	2,880
Acres left to Dispose	0

BRAC Year	93	Recommendation	Closure
Closure Date	04/01/1996	Documents	Environmental Baseline Survey- Charleston NAVSHIPYRD- EDC Ph 1 Deed- Charleston NAVSHIPYRD- EDC Phase 1 Environmental Baseline Survey- Charleston NAVSHIPYRD- EDC Ph 1 Finding of Suitability to Transfer- Charleston NAVSHIPYRD- EDC Phase 1 Finding of Suitability to Transfer- Charleston NAVSHIPYRD- Marina Env Statement- Charleston NAVSHIPYRD- Naval Annex Marines Assignment Letter- Charleston NAVSHIPYRD- Naval Annex Marines


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NAVSHPYRD Charleston

▼ Deed Name	▼ Acres	▲ Disposal Date	▼ Recipient	LUC
To State Department	8.69	03/21/1994	US State Department	No
To NOAA	6.57	09/01/1994	Department of Commerce	No
Spoil Area Cooper Riv., E	1397	03/01/1996	US Army Corps of Engineers	No
Naval Station Annex, USMC	5.6	02/18/1997	US Marine Corp	No
To US Coast Guard	14	03/15/1998	US Coast Guard	No
EDC Ph. 1	207	09/08/2000	LRA	Yes
Marina	24.76	11/07/2000	Charleston County Parks and Recreation	Yes


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NAVSHIPYRD Charleston  View Map

EDC Ph. 1

Deed Acres	207
Transfer Type	EDCNC
Disposed Date	09/08/2000
Recipient	LRA
FOST Date	06/22/2000
EBS Date	06/01/2000
Early Transfer?	No
Associated Documents	<ul style="list-style-type: none"> ▪ Environmental Baseline Survey- Charleston NAVSHIPYRD- EDC Ph 1 ▪ Deed- Charleston NAVSHPYD- EDC Phase 1 ▪ Environmental Baseline Survey- Charleston NAVSHIPYD- EDC Ph 1 ▪ Finding of Suitability to Transfer- Charleston NAVSHIPYD- EDC Phase 1
Land Use Control	<ul style="list-style-type: none"> ▪ EDC Ph.1- entire parcel

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Document Detail


NAVSHPYRD Charleston

Deed- Charleston NAVSHPYD- EDC Phase 1

Bibliographic Information

Creation Date:	09/08/2000
Author:	Earl G. Baham
Author Location:	SOUTHDIV

Location of Hard-Copy Document

Document file name	 23deedfostlucs_charleston...
Office:	SOUTHNAVFACENGCOM
Document ID:	Not Available
Mailing Address:	2155 Eagle Drive, Obox 19001

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STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

QUITCLAIM DEED

WHEREAS, all the property hereby conveyed has heretofore been declared surplus to the needs of the UNITED STATES OF AMERICA, is presently under the jurisdiction of the Secretary of the Navy, is available for disposal and its disposal has been heretofore authorized by the Secretary of the Navy, acting pursuant to the below referred to laws, regulations and orders.

KNOW ALL MEN BY THESE PRESENTS that the United States of America, acting by and through the Department of the Navy, (hereinafter "GRANTOR") whose post office address is Southern Division, Naval Facilities Engineering Command, P.O. Box 190010, 2155 Eagle Drive, North Charleston, SC 29419-9010, pursuant to authority provided by Section 2905(b)(4) of the Defense Base Closure and Realignment Act of 1990 (P.L. 101-510) as amended, and the implementing regulations of the Department of Defense (32 CFR Part 91), and in accordance with terms and conditions of a

8.64 x 11 in

2 of 8

Done Internet

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LUC Detail

NAVSHPYRD Charleston: EDC Ph. 1 - entire parcel [View Map](#)

EDC Ph.1- entire parcel

Unit description	LUCs found in Groundwater
Area	207
Re-use	No LUCs Identified
Groundwater	Prohibited from unreasonably interfering with any environmental investigation or remedial activities and required to protect the integrity of any existing and all future groundwater monitoring or extraction wells.
Drilling	No LUCs Identified
Soil	No LUCs Identified
Certification	No LUCs Identified
Other	No LUCs Identified