

APPENDIX C

SHORELINE USE

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APPENDIX C

SHORELINE USE

GENERAL

Hampton Roads and its tributaries have had an important impact on the development of the study area. The types of existing development of the area vary from the open and extensive, such as woodlands, parklands, and wetlands to the more intensive urban, such as residential, commercial, and industrial activities; railroads; highways; and public lands. The one county and seven independent cities that comprise the study area have traditionally been responsible for most land-use planning. The local planning departments are the principal sources for detailed information regarding comprehensive land-use plans and related planning information. In addition, the Hampton Roads Maritime Association Annual contains recent information on shoreline use. In recent years, growing residential, commercial, and industrial needs within the study area and increasing demands for new facilities have created the need for a regional planning approach, and the Hampton Roads Planning District Commission has and continues to be instrumental in coordinating area-wide planning efforts.

This section of the appendix provides a general overview of land use immediately adjacent to the waterways that comprise the Hampton Roads area. The main Elizabeth River Channel, bordered by the Cities of Norfolk and Portsmouth, includes the world's largest naval base; coal, grain, container cargo, and general cargo facilities; and residential and recreational areas. Also, the Craney Island Dredged Material Area is located adjacent to the channel on the Portsmouth side and could be used for port expansion when it is filled to capacity. Shoreline use along the Eastern Branch consists primarily of shipbuilding and repair facilities and oil terminals. Some of these facilities are unused and/or underutilized. Along the Southern Branch of Elizabeth River are the

- Residential: Development having single and multifamily dwellings for human habitation.

INDUSTRIAL SHORELINE USE BY STATUS

GENERAL

Plates C-4 through C-6 show the current status of land use for industrial shoreline properties adjacent to Hampton Roads. The types of land status are defined as follows:

- Vacant properties: Bare land having no buildings or other improvements. It may or may not have utilities.
- Unused/underutilized properties: Property not currently being used or not being used to meet its highest and best use.
- Industrial developed properties: Property currently being used for manufacturing, bulk storage, maritime support, etc., including major military installations.

POTENTIAL PORT DEVELOPMENT SITES

The following table shows a list of some of the potential industrial shoreline development sites located within the Hampton Roads harbor area. The locations are shown on Plates C-4 through C-6 and are keyed to the alphabetical code listed in the table. More detailed information regarding these sites may be obtained from the Economic Development Departments of the respective cities in which the land parcels are located.

NAVIGATION MANAGEMENT PLAN
PORT OF HAMPTON ROADS

SHORELINE USE MAP 1

NORFOLK DISTRICT, CORPS OF ENGINEERS
OCTOBER 1999

N

CHESAPEAKE
BAY

Hampton Roads
Bridge-Tunnel

Willoughby
Bay

Chesapeake Bay Bridge-Tunnel

13

NORFOLK

Lafayette River

Little Creek
Amphibious Base

Lesner
Bridge

Cape Henry

Long
Creek

Broad Bay

VIRGINIA BEACH

Lynnhaven Bay

Linkhorn
Bay

Eastern Branch
of Elizabeth River

LEGEND

COMMERCIAL	
GOVT/EDUCATIONAL	
GREEN AREA	
INDUSTRIAL	
RESIDENTIAL	

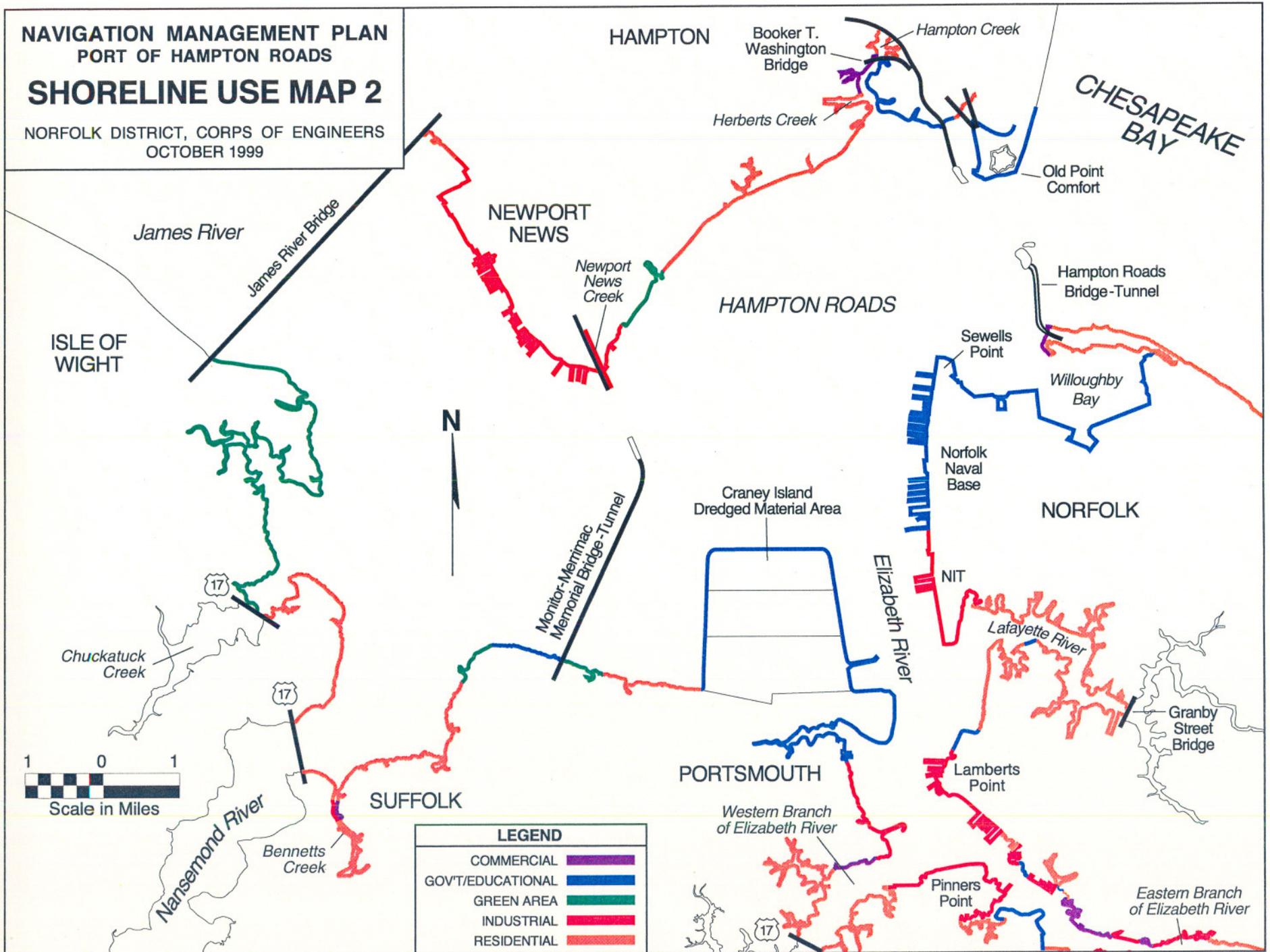


Scale in Miles

**NAVIGATION MANAGEMENT PLAN
PORT OF HAMPTON ROADS**

SHORELINE USE MAP 2

NORFOLK DISTRICT, CORPS OF ENGINEERS
OCTOBER 1999



LEGEND	
COMMERCIAL	
GOV'T/EDUCATIONAL	
GREEN AREA	
INDUSTRIAL	
RESIDENTIAL	

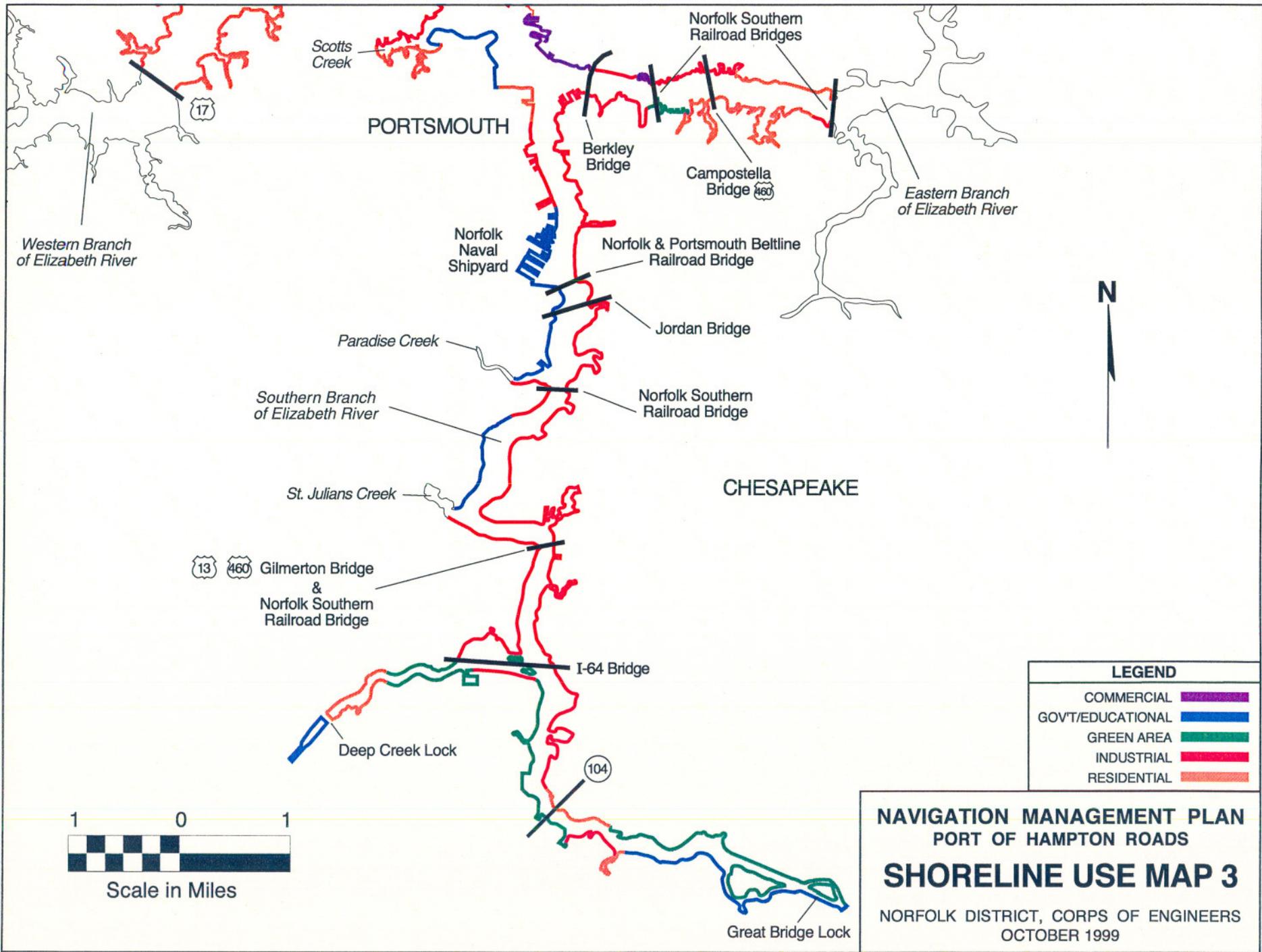


PLATE C-3

Western Branch of Elizabeth River

Scotts Creek

PORTSMOUTH

Norfolk Southern Railroad Bridges

Berkley Bridge

Campostella Bridge

Eastern Branch of Elizabeth River

Norfolk Naval Shipyard

Norfolk & Portsmouth Beltline Railroad Bridge

Jordan Bridge

Paradise Creek

Southern Branch of Elizabeth River

Norfolk Southern Railroad Bridge

CHESAPEAKE

St. Julians Creek

Gilmerton Bridge & Norfolk Southern Railroad Bridge

I-64 Bridge

Deep Creek Lock

104

Great Bridge Lock

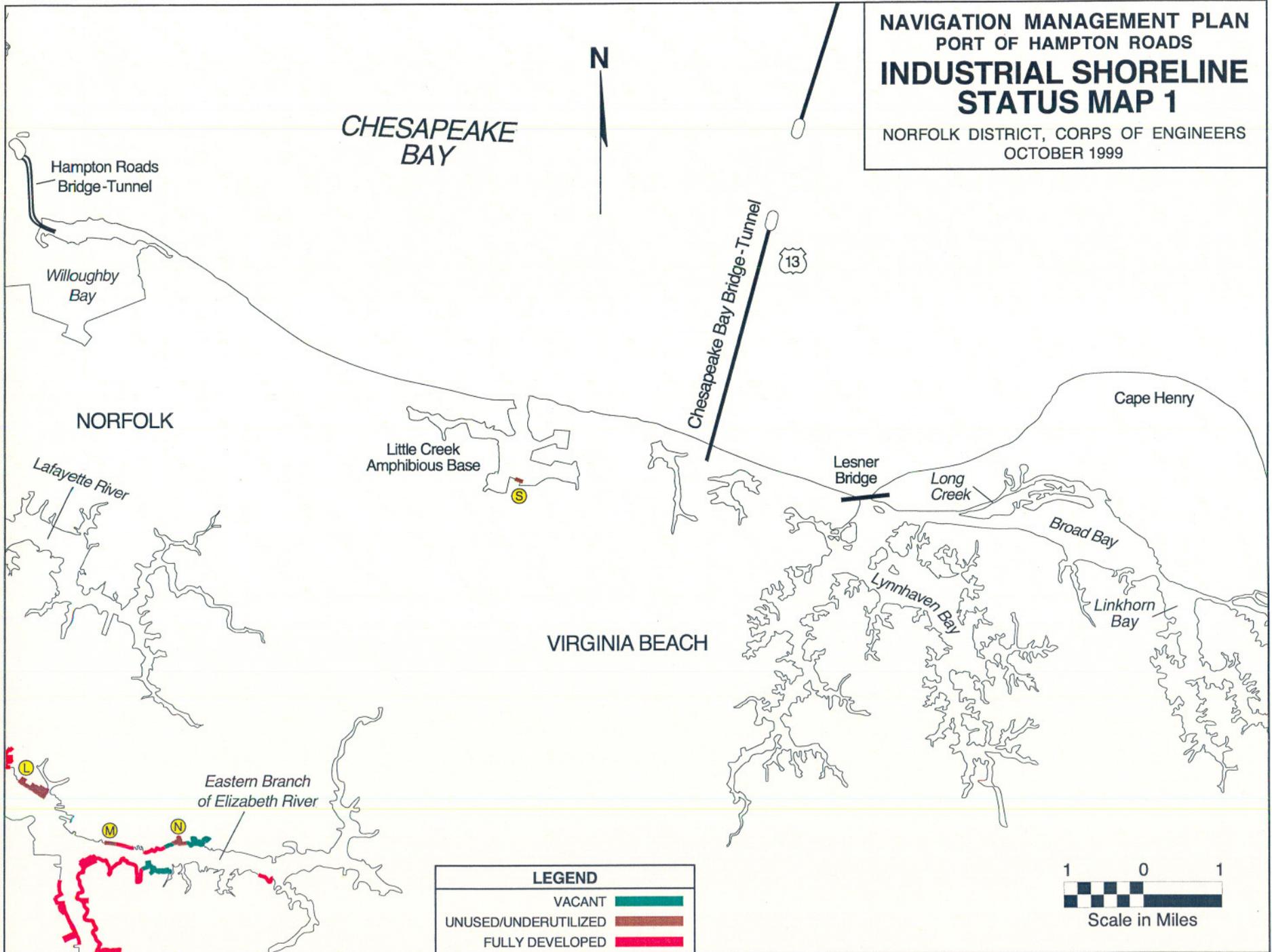


**NAVIGATION MANAGEMENT PLAN
PORT OF HAMPTON ROADS
INDUSTRIAL SHORELINE
STATUS MAP 1**

NORFOLK DISTRICT, CORPS OF ENGINEERS
OCTOBER 1999



CHESAPEAKE BAY



NORFOLK

VIRGINIA BEACH

Cape Henry

Little Creek Amphibious Base

Lesner Bridge

Long Creek

Broad Bay

Lynnhaven Bay

Linkhorn Bay

Lafayette River

Eastern Branch of Elizabeth River

LEGEND	
VACANT	
UNUSED/UNDERUTILIZED	
FULLY DEVELOPED	

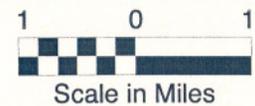
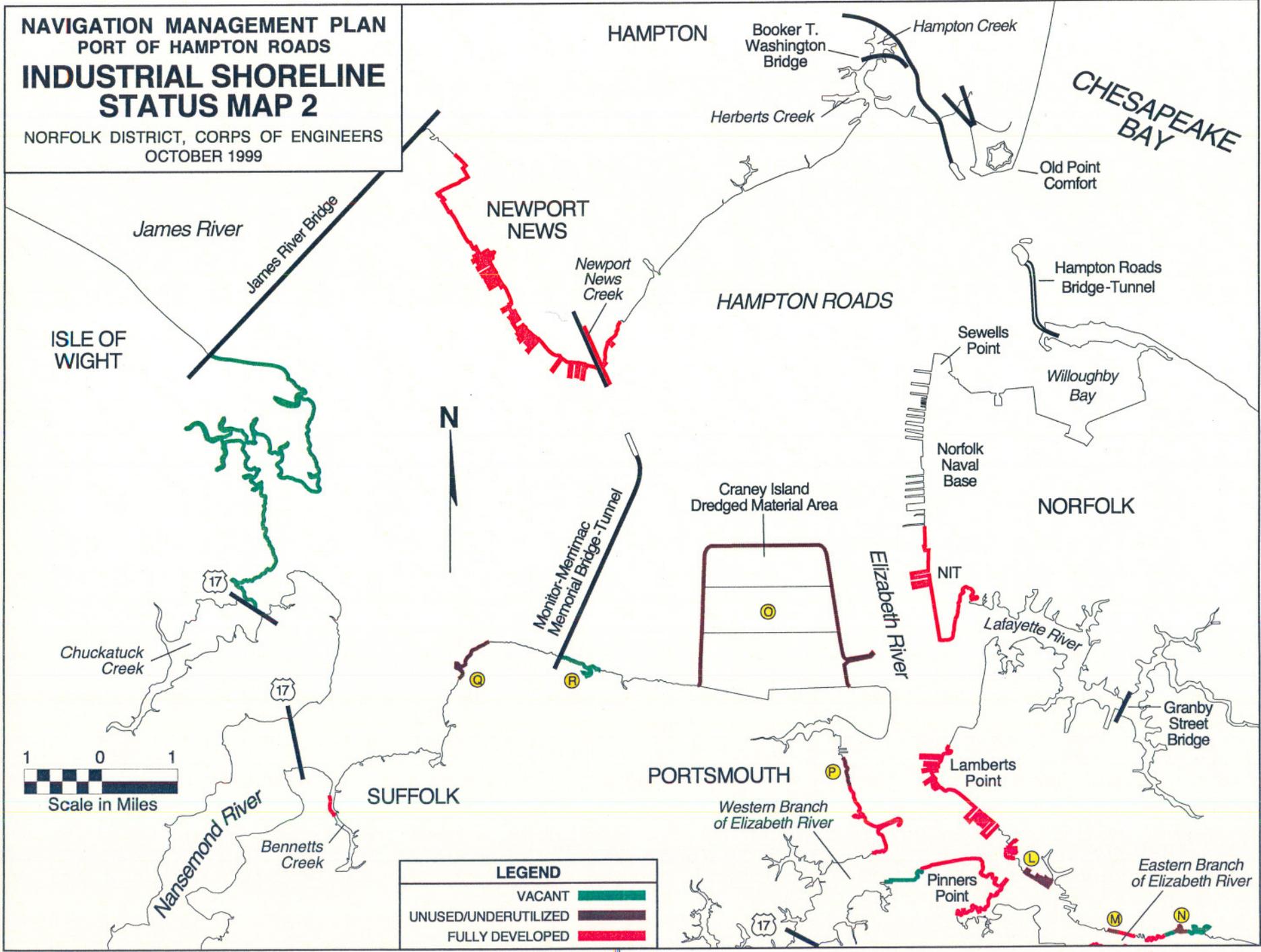


PLATE C-4

**NAVIGATION MANAGEMENT PLAN
PORT OF HAMPTON ROADS
INDUSTRIAL SHORELINE
STATUS MAP 2**

NORFOLK DISTRICT, CORPS OF ENGINEERS
OCTOBER 1999



LEGEND	
VACANT	█
UNUSED/UNDERUTILIZED	█
FULLY DEVELOPED	█

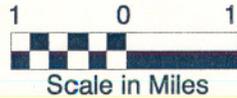
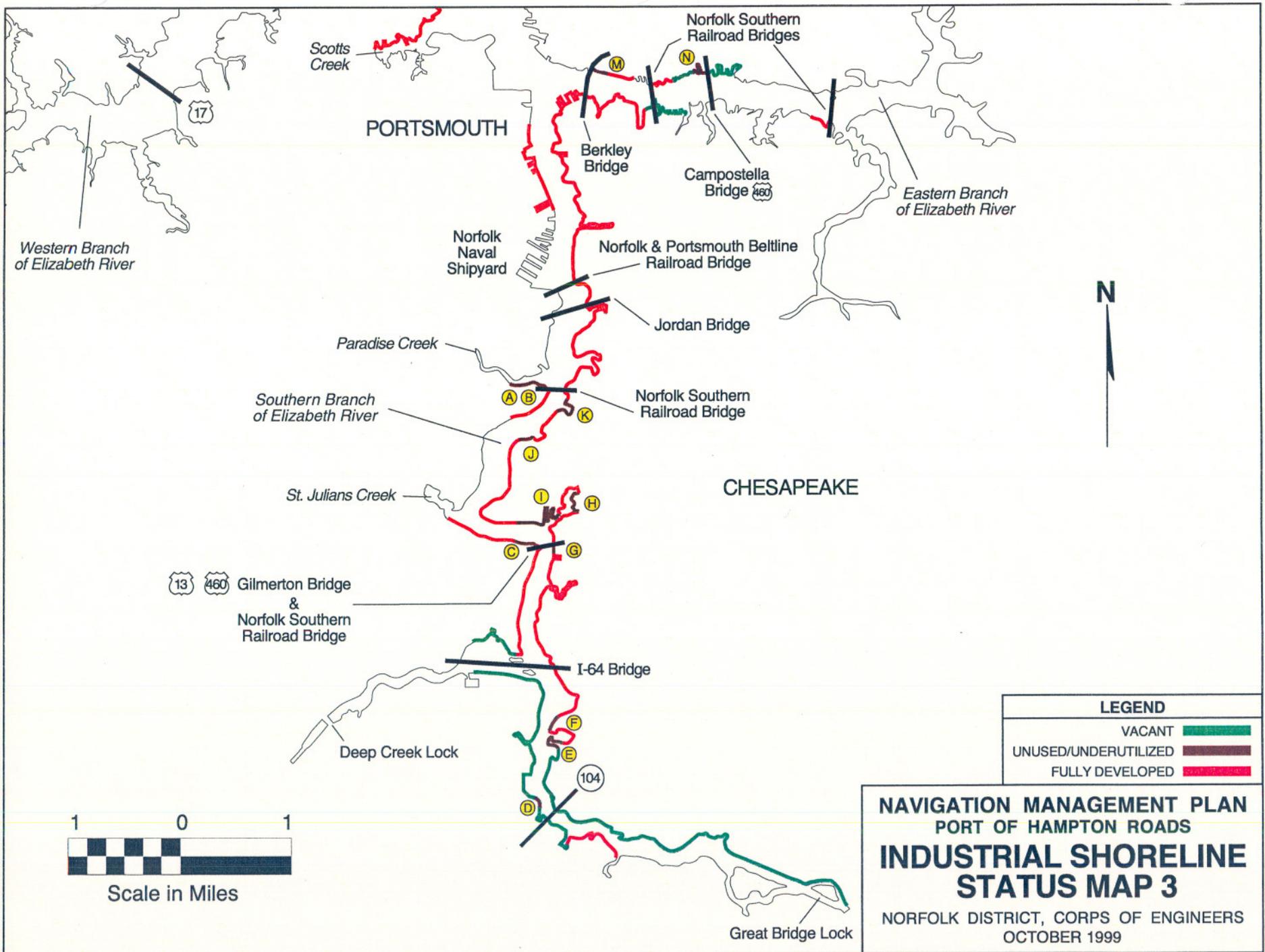


PLATE C-5



Western Branch of Elizabeth River

17

Scotts Creek

PORTSMOUTH

Norfolk Southern Railroad Bridges

Berkley Bridge

Campostella Bridge 460

Eastern Branch of Elizabeth River

Norfolk Naval Shipyard

Norfolk & Portsmouth Beltline Railroad Bridge

Jordan Bridge

Paradise Creek

Southern Branch of Elizabeth River

Norfolk Southern Railroad Bridge

CHESAPEAKE

St. Julians Creek

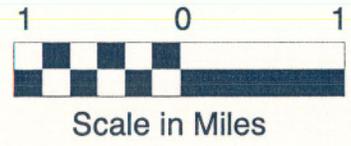
13 460 Gilmerton Bridge & Norfolk Southern Railroad Bridge

I-64 Bridge

Deep Creek Lock

104

Great Bridge Lock



LEGEND	
VACANT	
UNUSED/UNDERUTILIZED	
FULLY DEVELOPED	

NAVIGATION MANAGEMENT PLAN
PORT OF HAMPTON ROADS
INDUSTRIAL SHORELINE
STATUS MAP 3
 NORFOLK DISTRICT, CORPS OF ENGINEERS
 OCTOBER 1999

PLATE C-6