

EXECUTIVE ORDER 11508

REAL PROPERTY SURVEY

OF

MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA

ON

NOVEMBER 2 THROUGH 4, 1970

BY

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DATE OF REPORT: January 13, 1971

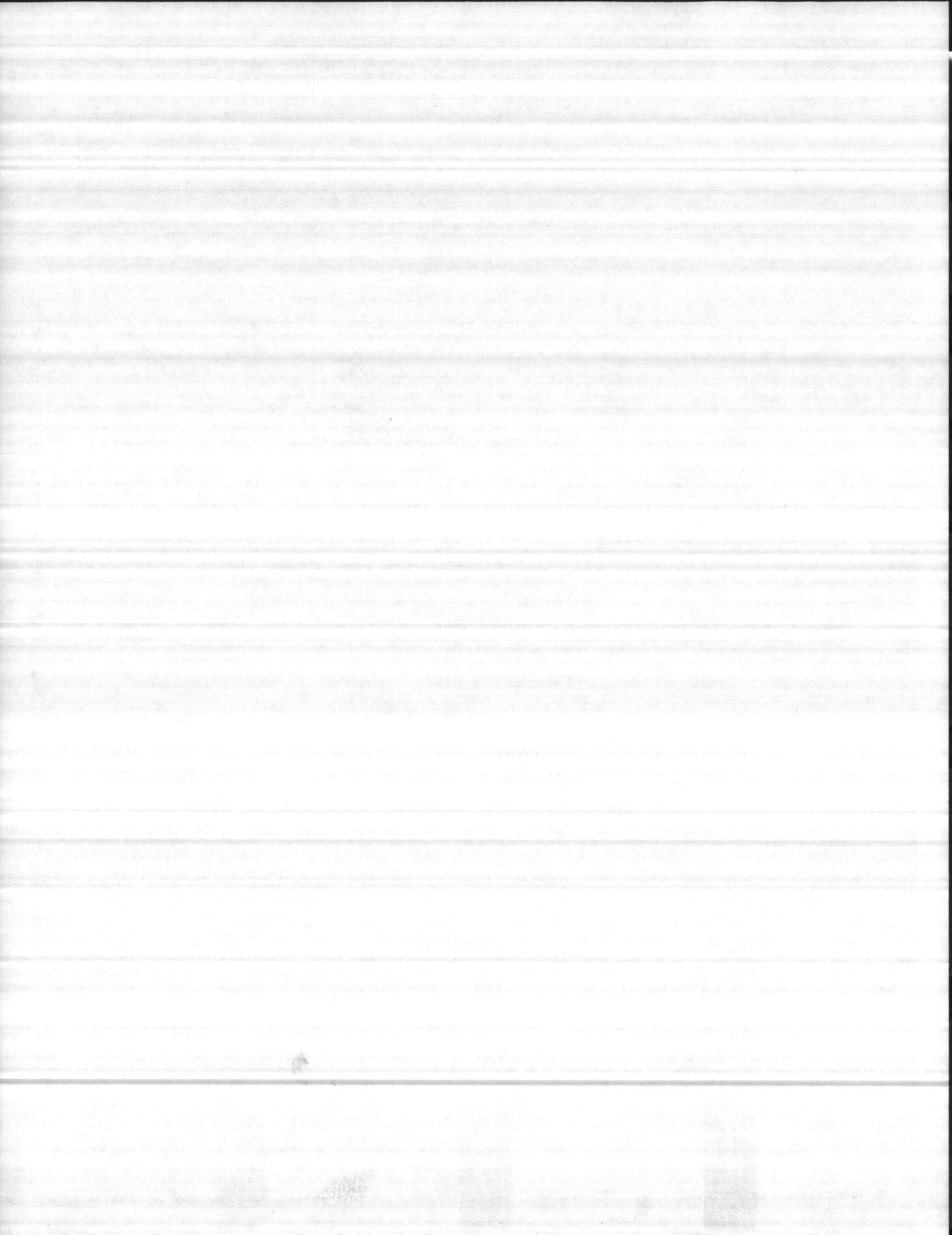
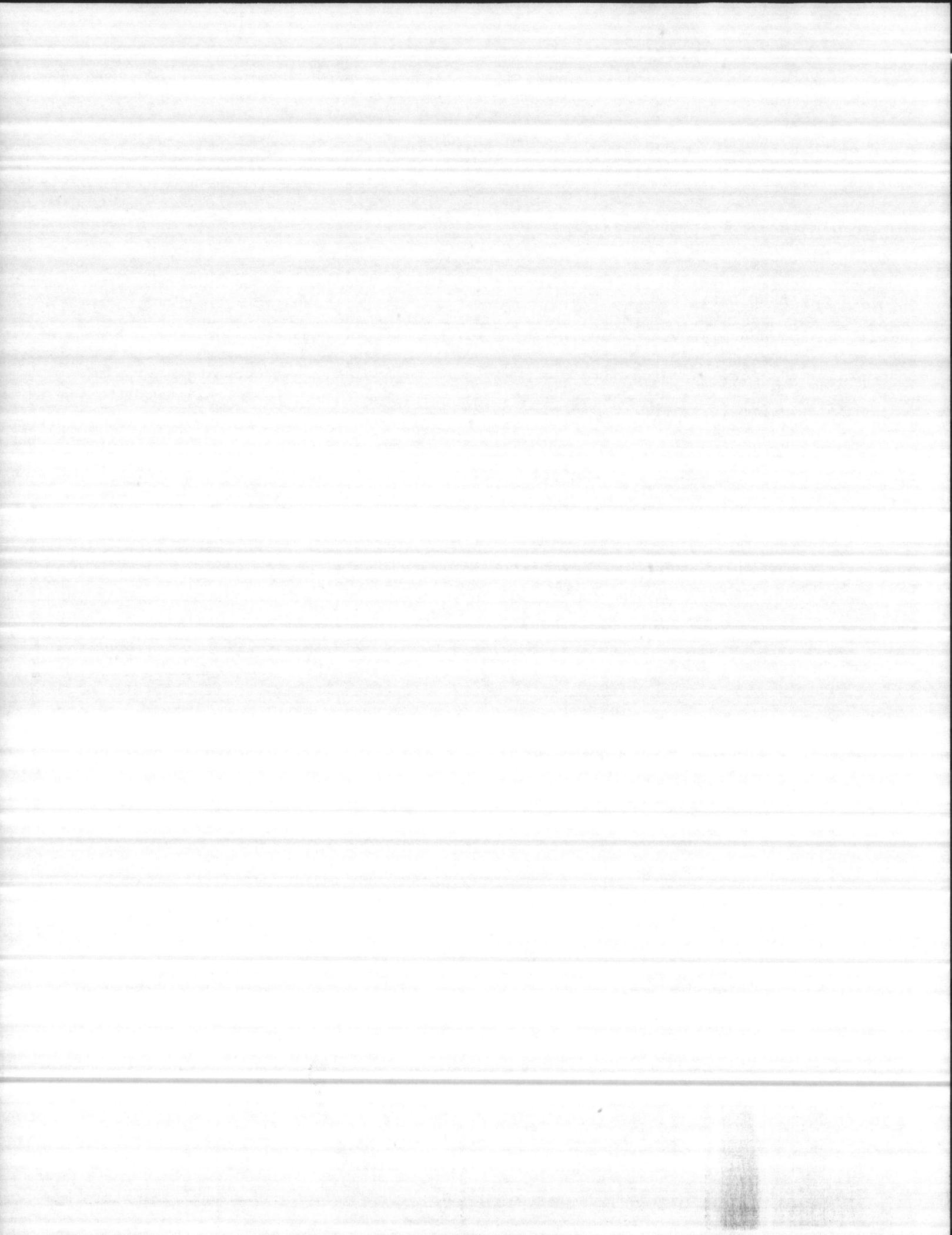


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OFFICIALS CONTACTED

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Commanding General

Charles R. Burroughs, Colonel, U.S. Marine Corps
Assistant Chief, Staff Facilities

Leonard Dooley, Civilian, Office of Assistant Chief, Staff Facilities

Other Officers and civilians at Camp Lejeune, N. C.

GENERAL DESCRIPTION

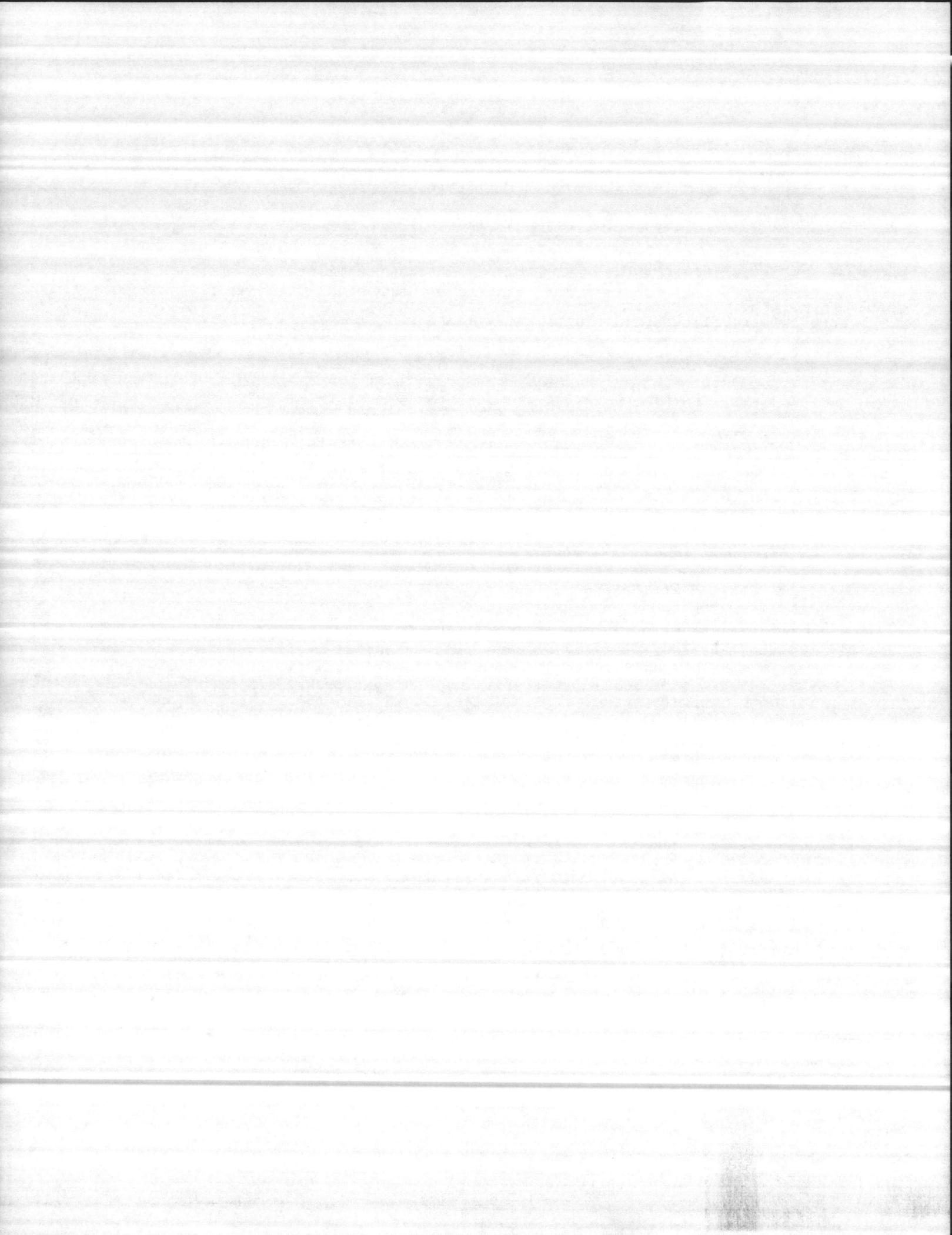
Area Data - The Camp Lejeune Marine Corps Base is located on the coastal plain of North Carolina near the City of Jacksonville, which is the County Seat of Onslow County. The Base is on East-West State Highway N.C. 24 and North-South Trans-State Highway U.S. 17. Other military establishments in the area are the Marine Corps Air Station at Cherry Point, which is 52 miles to the northeast, and the Embarkation Port at Morehead City, which is 45 miles east.

Land Data - The Base consists of approximately 170 square miles of territory which lies on both sides of the New River and comprises around 109,000 acres, together with approximately 37 miles of railroad line extending from Camp Lejeune to the Marine Corps Air Station at Cherry Point. The reservation covers 75,000 acres of land; 7,780 acres of swamp; and 26,000 acres submerged. There are 3,496 acres of improved land requiring maintenance of grass and shrubbery. Along the southeastern boundary of the Base are approximately 14 miles of shore line on the Atlantic Ocean. At the northeast end of the Base and situated on the New River is the City of Jacksonville.

Improvements

The Plant account value of the Base is \$163,613,223. Replacement value is estimated at \$448,555,337 (not including land).

Camp Lejeune manufactures all utilities required except electricity and liquefied gas, which are purchased, and distributes all utilities. Camp Lejeune supplies electricity, water, gas, steam, and sewage treatment to the Naval Hospital; electricity to the Marine Corps Air Station (helicopter), New River; electricity, water, and sewage treatment to Knox and Geiger Trailer Parks. These utilities are furnished on a reimbursable basis.



The Base water supply system consists of six complete water treatment plants. Eight other systems are supplied directly from the raw water supply wells with chlorine treatment only. This water distribution consists of approximately 874,833 feet of piping.

Central steam plants, ten in number, supply steam for heating, water heating and other process requirements to main and more permanent buildings. These plants supply an average of 163,000 pounds of steam per hour and is distributed through approximately 284,730 feet of steam lines. The plants burn coal and oil. All other heating is by use of individual house or building furnace or by the use of common oil or coal space heaters.

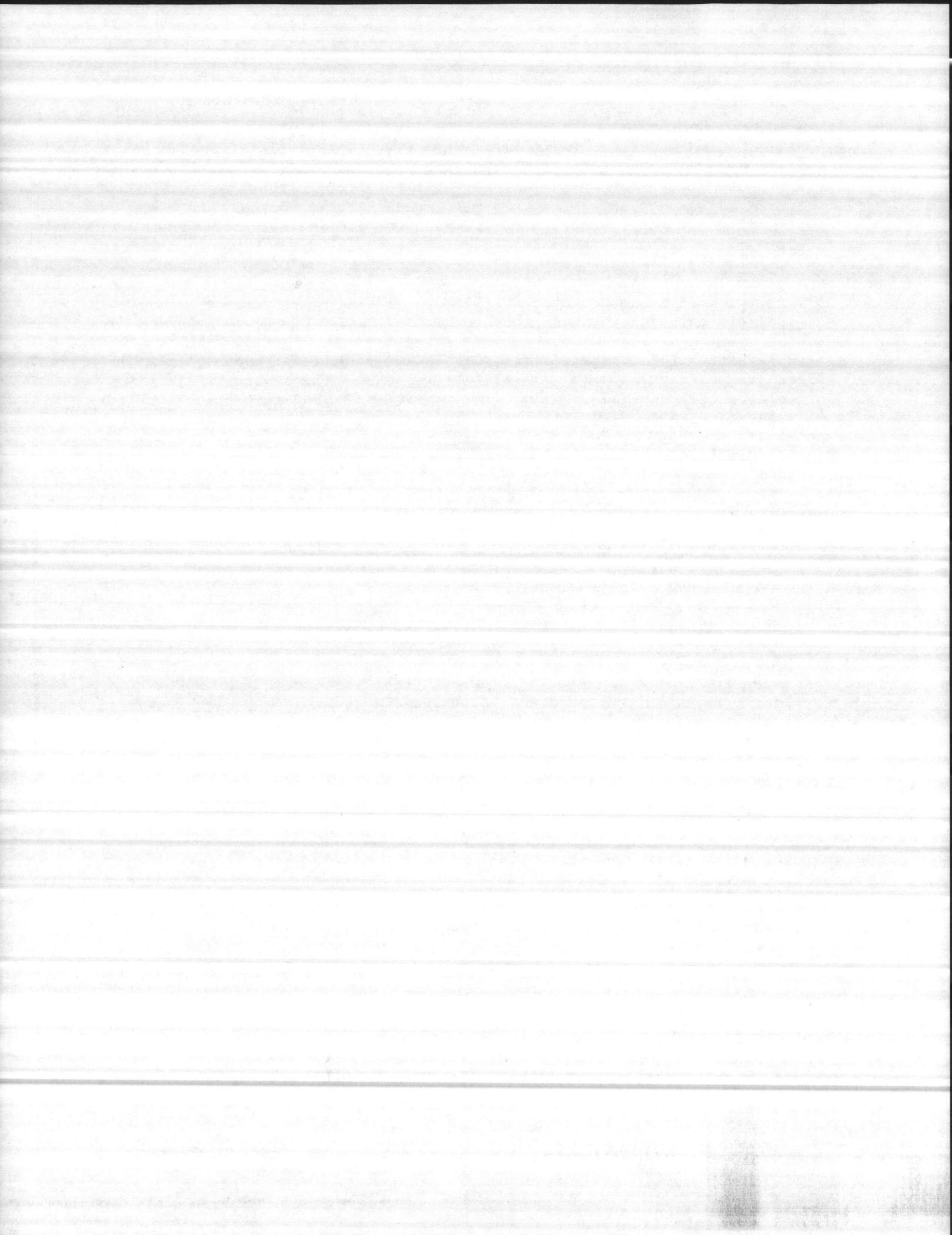
The Base sewage system encompasses seven sewage treat plants, treating approximately 2,470,000,000 gallons per year. The sewage treatment plants are supplied through approximately 1,071,399 feet of collection lines and 25 pumping stations.

One million, four hundred thousand gallons of liquefied petroleum gas are purchased and stored in two central plants; the gas is supplied to the main areas of Hadnot Point and Tarawa Terrace Number One through 107,605 feet of distribution lines. Remaining areas are supplied by the use of tank trucks. The larger consumers of gas, in addition to quarters at Tarawa Terrace, are messhalls and galleys.

Electricity is purchased from Carolina Power and Light Company; however, it is distributed over 1,592,336 feet of Government-owned distribution lines.

The Base telephone system is composed of six automatic dial telephone exchanges located in the Hadnot Point, Paradise Point, Montford Point, Midway Park, Camp Geiger, and Courthouse Bay areas. There are ten regular switchboard positions and one information position. The outside plant consists of 288 miles of cable and open wire lines. The longest run is to Cherry Point, approximately 29 miles. A Base fire alarm system which is composed of 93 fire reporting telephone and 284 pull boxes which are connected by 38 miles of cable to a switchboard and control fire reporting equipment located in the main fire station at Hadnot Point. There are also 25 reporting systems that support fire sprinkler systems in 21 warehouses.

There are 4,737 buildings, of which approximately one-fourth are of temporary and/or semi-permanent construction with a high maintenance requirement. Included in this number are 400 MOQs, 800 Capehart housing units of which 123 are MOQs and 677 are MEMQs, 523 buildings at Midway Park consisting of 700 units (inadequate public quarters), 940 trailers at Camp Geiger and Knox Trailer Parks, 593 buildings at Tarawa Terrace consisting of 1,851 units (adequate public quarters). There are also 225 spaces for private trailers at Knox Trailer Park.



There are approximately 733 structures; these include magazines, water towers, reservoir, ramps, pits, docks, fire towers, and bridges.

There are four known distance rifle ranges and two known distance pistol ranges at the Rifle Range complex, which are maintained jointly by Base Maintenance and the Rifle Range Detachment. In addition to the known distance ranges, there are 64 ranges used for training the marines for combat readiness. These 64 ranges are maintained jointly by Base Maintenance and Range Maintenance.

History and Mission

Camp Lejeune is the home base and training ground for the 2nd Marine Division and the Force Troops, Fleet Marine Force, Atlantic. In addition to combat infantry training and rifle qualification, specialized training in warfare and field training in modern weapons is conducted on the Base. Combat support schools with specialized courses are conducted and administered by the Base.

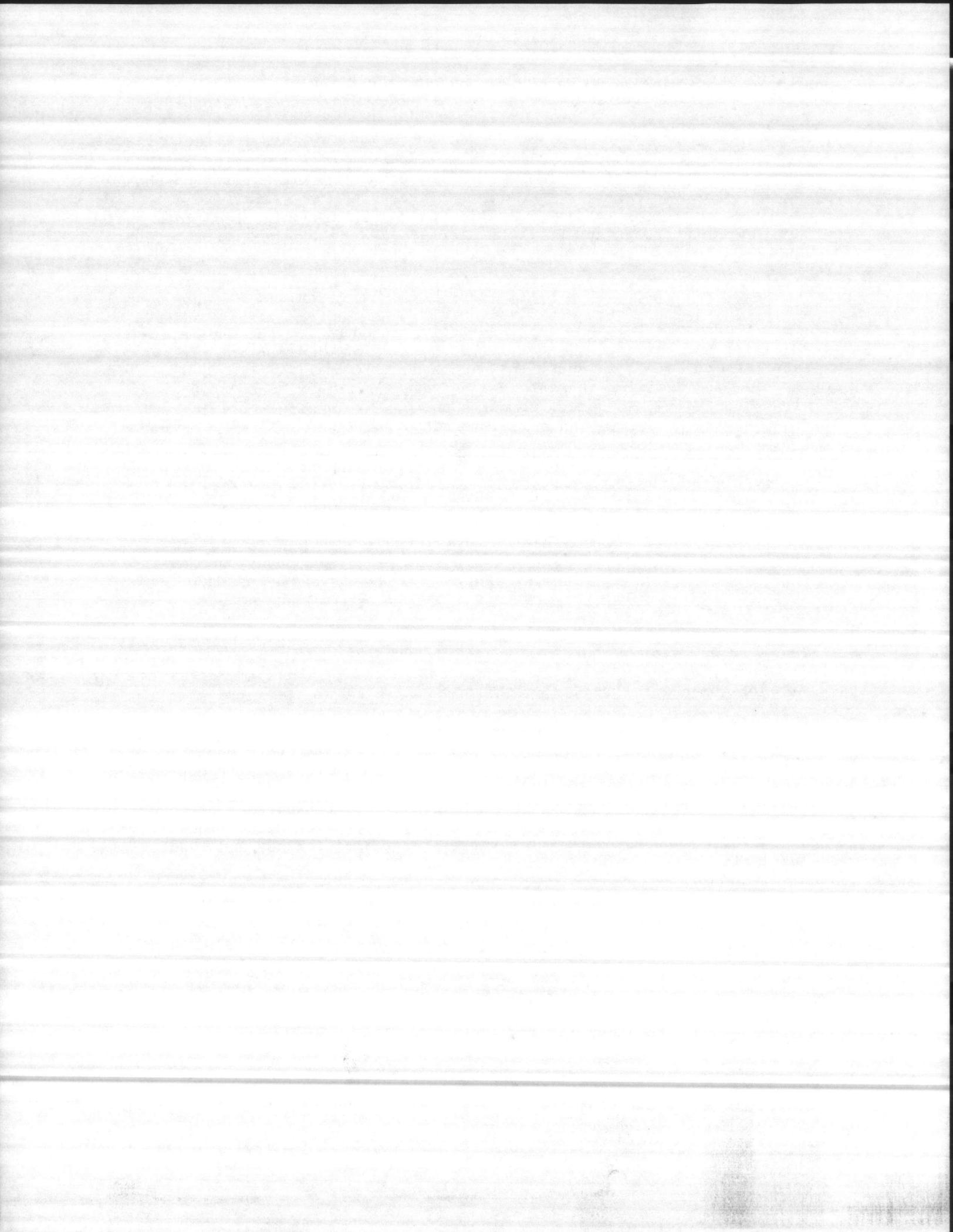
Training in amphibious landings and military support objectives is a function of the Force Troops, Fleet Marine Force.

In 1940 at the outbreak of World War II, the Marine Corps needed to establish an amphibious training facility on the East Coast. One Hundred Seventy square miles of farm land which surrounded the New River and included 11 miles of coast line, was purchased in 1941 and accelerated plans were made to establish a training Base on this site.

For over 200 years prior to purchase by the U.S. Government this area had been used exclusively for farming and timber growth, with a great deal of the coastal land completely unusable due to the tidal marshes.

In April of 1941, construction began on the area in Hadnot Point. As evidenced by the excellent use of the buildable land, with maximum advantage taken of the terrain, the original development at Hadnot Point began in such a manner that the present siting of major functions is still valid today. In subsequent years, the rapid expansion of industrial facilities has far out-gained the need for rapid expansion of other areas in the Base, thereby creating a congestion of maintenance and industrial facilities.

Of the total capital investment in site improvement, structures, and buildings at Lejeune, the large majority of work was accomplished in 1941, 1942 and 1943. Toward the close of World War II, Camp Lejeune was established as the home of a Marine Division on a permanent basis thus utilizing the new (early 1940's) construction of the Base.



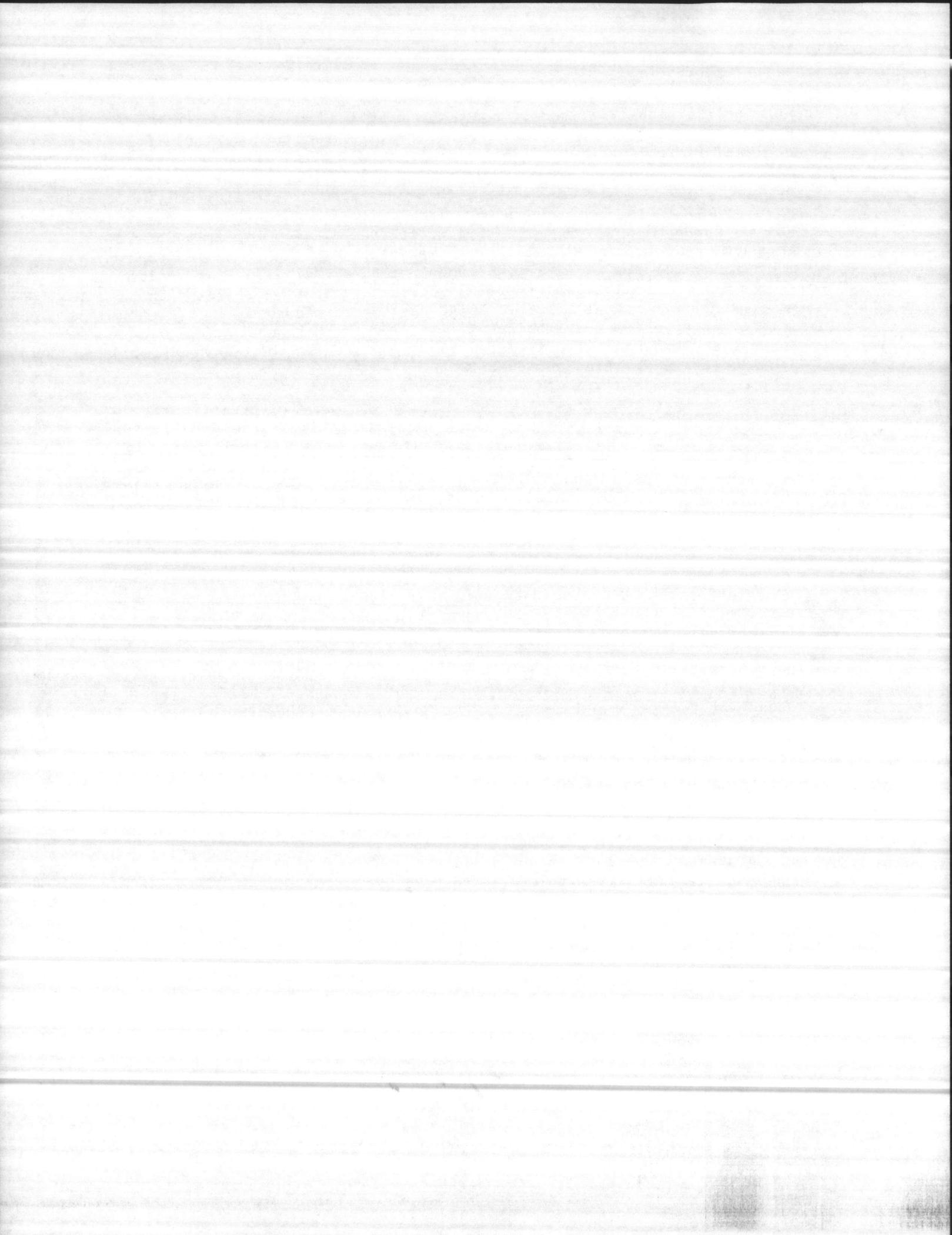
Between 1941 and 1945, construction was completed at Montford Point, Camp Geiger, and at Courthouse Bay. Montford Point was originally designed for the basic tactical training of all Negro troops. Although the construction of buildings at Montford Point was for semi-permanent and permanent buildings, this area did not contain the provisions for specialized training facilities for which this area has been used in recent years. Because of the planned isolation of this unit, community facilities were established within this geographical area with a minimum of dependence upon the Base (Mainside) for social recreational, and tactical support. Over the past several years the maintenance program at Montford Point has been diminished and all of the facilities at present are being utilized for the Marine Corps Service Support Schools and a few isolated functions such as the NCO Leadership School operated by the Second Marine Division.

The Camp Geiger area was established as the location of primary unit tactical training for recent recruits from the Parris Island basic training complex. Because of the pressure of the war effort, the buildings in the Geiger area were both temporary in nature and subject to a minimum of maintenance once the Armistice was signed. In subsequent years, the Marine Corps Combat Service Support Schools were located on the edge of Courthouse Bay. This provided excellent amphibious training sites for the engineer students and has been utilized to good advantage thereafter.

The area designated as Paradise Point was established for family housing for commissioned personnel. Subsequently, Tarawa Terrace, Midway Park and other non-commissioned housing were established.

The U.S. Naval Hospital, Camp Lejeune, opened in 1943 to serve the service personnel and their dependents. During the Second World War and the Korean War the maximum load on the Hospital has exceeded the design capacity by a multiple of three or four times the designed capacity. Field Medical Service School was established at Lejeune in 1943 and provides combat training for both Navy and Marine Corps personnel for mobilization into combat.

During the past few years the growth of Force Troops, FMFLANT has placed a severe strain on the facilities at Camp Lejeune. This unit was interspersed upon the Second Marine Division and Marine Corps Base facilities with overflow activities relegated to Camp Geiger (or to other remote areas on the Base.) In 1967, a new complex to house Force Troops was begun at the southern edge of Hadnot Point in the area now known as French Creek.



Utilization Findings

A Master Plan of the Marine Corps Base was made under contract by the Navy with A. G. Odell, Jr., and Associates, Charlotte, N. C., during 1967-68 and was submitted to the Marine Corps for review. The Commandant of the Marine Corps approved in principle the basic concepts of the Master Plan on October 16, 1970. At the request of the Navy, the Plan excluded any study of the housing at the Base and the Marine Air Station.

The Plan recommended the excessing of the area known as Montford Point and the possibility of relocating the Rifle Range, which would make it available for excessing.

A meeting was held by representatives of PMDS, Region 4, and the representatives of Odell and Associates regarding their recommendations and to coordinate their planning with our findings during the survey.

Based on our survey, the Master Plan, and discussions with the representatives of Odell and Associates, the following areas should be considered for excessing:

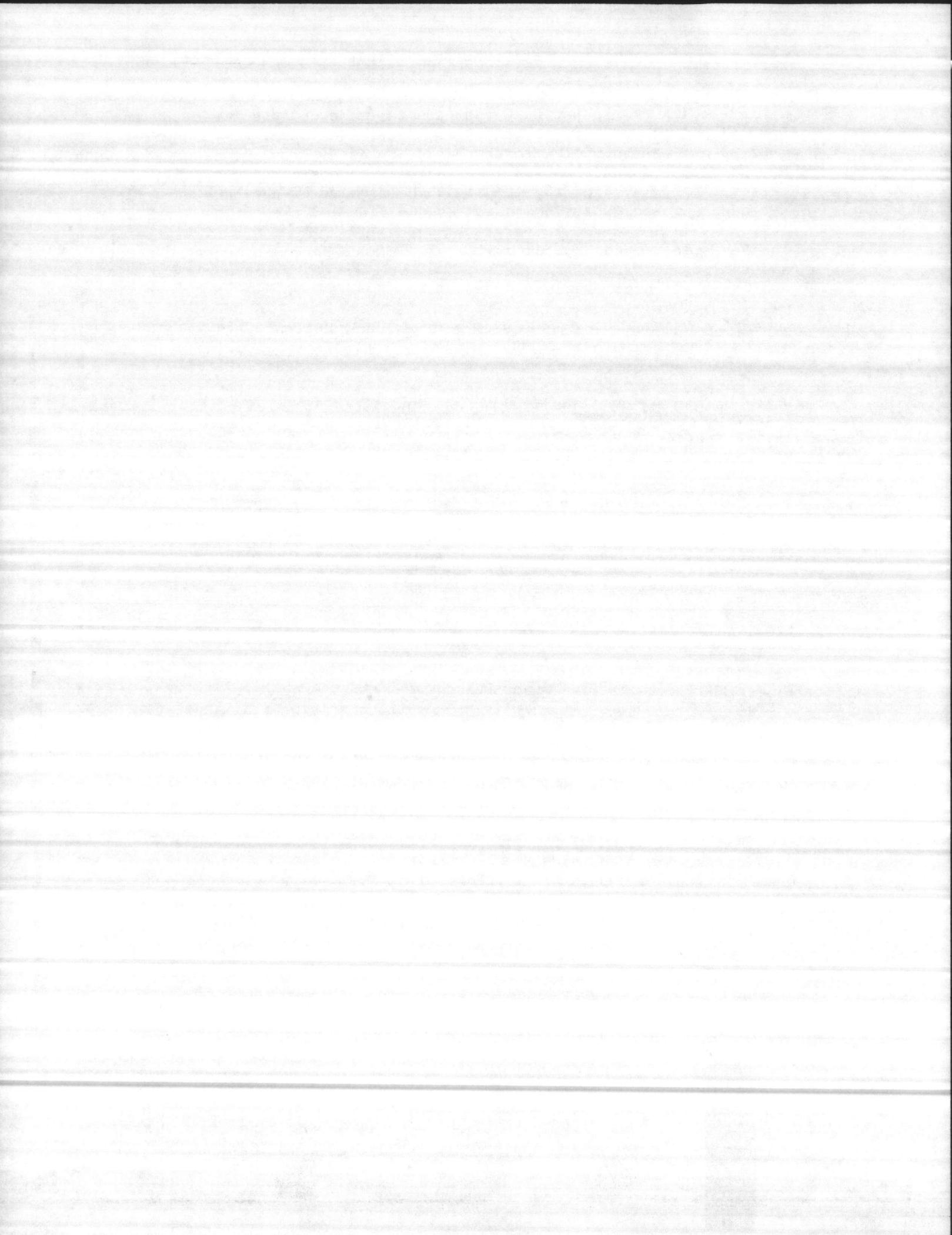
1. Montford Point and Knox Trailer Park Area. (See Exhibits "B" & "C")

The Montford Point area contains approximately 1,600 acres and the remaining area between Scales Creek and Frenchmens Creek contains approximately 350 acres, part of which is occupied by the Knox Trailer Park. The Marine Support Schools occupy only approximately 300 acres of the Montford Point area and the remaining 1,300 acres are being used for a truck driving training area utilizing existing and man-made roads and trails.

These areas are considered not being fully utilized and not being put to optimum use. The school facilities and truck driving training could be relocated elsewhere on the Base. The school facilities could be consolidated with other school facilities located at Courthouse Bay. This relocation is predicated on the Marine Corps' obtaining funds for new construction. None of the improvements located at Montford Point are considered to be worth relocating. There is sufficient area within the Base proper to relocate the truck driving training facilities at a nominal expense.

The Knox Trailer area can be relocated on the Base in the area west of Holcomb Boulevard and the school area along Brewster Boulevard.

Approximately 75 acres of the Montford Point Area were reported excess on June 20, 1969, for disposal to Onslow County for the construction of a hospital. When the County was furnished the valuation of the property, it declined the purchase and the property was subsequently withdrawn by the Marine Corps on September 24, 1969.



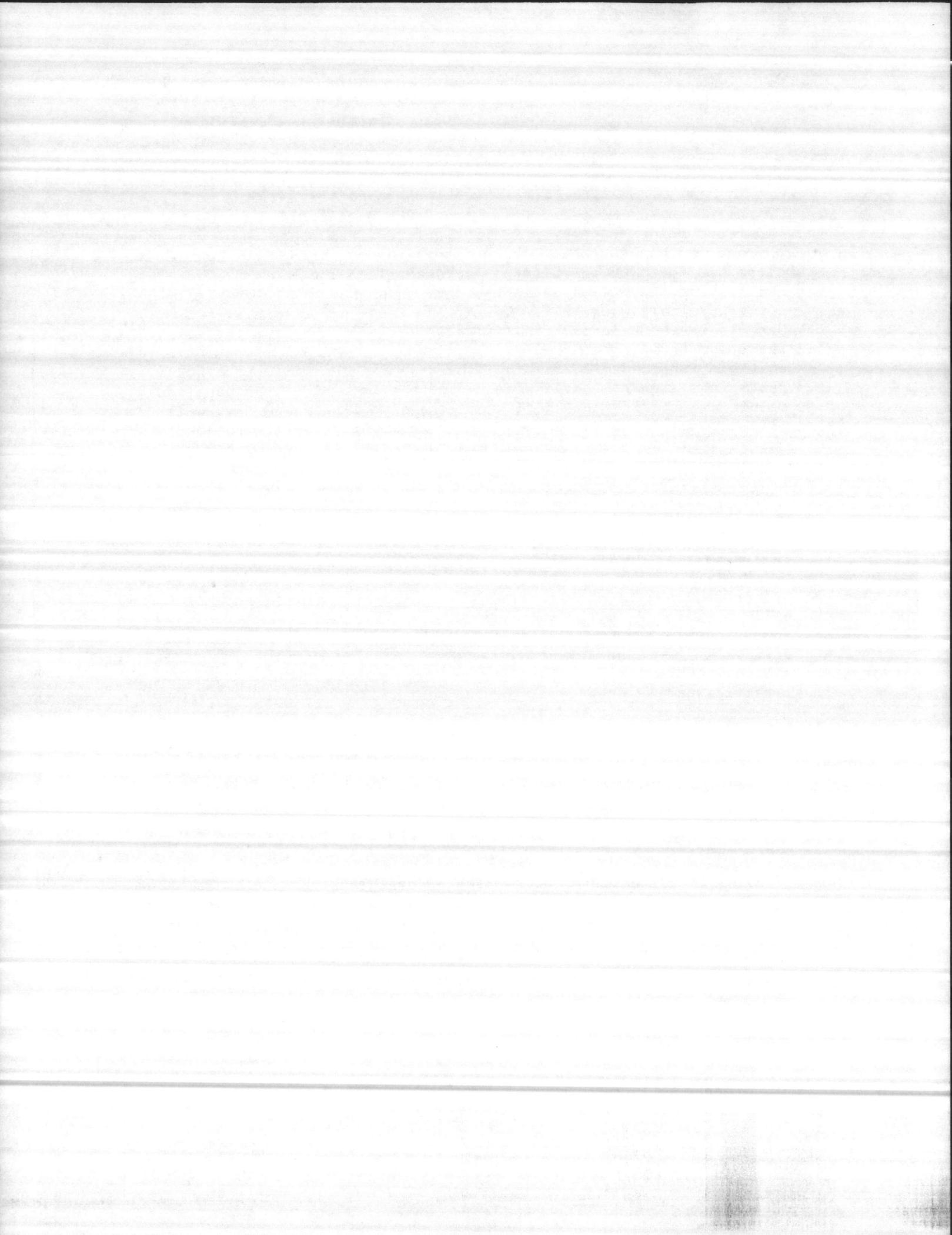
Approximately 12 acres of the Montford Point Area (being a portion of the 75 acres mentioned above) were reported excess on April 13, 1970, for disposal to the State of North Carolina for the construction of a National Guard Armory. The State declined to purchase the property at the amount specified and this property was also withdrawn by the Marine Corps on September 1, 1970.

In regard to the Montford Point Area, the Master Plan states in part....
"Montford Point is geographically isolated from other basic functions and the area is not suitable for most training operations because of the close proximity to the City of Jacksonville. The condition of the majority of the buildings in the area is poor and rehabilitation is not economically feasible. Operation of the present Service Support Schools in the existing facilities is not efficient and the morale of the students is considered poor. Although the area is considered suitable for academic training, the existing facilities are not suitable. The problems associated with this area can be resolved by combining all Service School functions in one area and this will eliminate the need for duplication of community facilities now operated in two areas. As is, Montford Point is most suitable as a Marine Reserve Training area or for emergency housing to handle ITR overflow.

"At present the Service Support School is located in the Montford Point Area under a separate area Commander, responsible to Marine Corps Base. The facilities in this area are in generally poor condition and inadequate for the current or other programmed use. Rehabilitation is not economically feasible for the majority of the buildings. Geographically isolated from the remainder of the Base, Montford Point contains approximately 1,600 acres. The size and forestation of this area restricts its value to the Marine Corps for any type of combat training area. The proximity to the City of Jacksonville rules out its use as a tactical training area.

"The combining of all Marine Corps Service Support School functions and Combat Support School functions into one area will drastically reduce the operational, security and capital improvement cost. Entirely dependent upon Marine Corps Base for all logistical support (such as messing supplies, utilities, security, adequate community facilities), the loading of Montford Point does not justify its retention.

"Several locations were reviewed as a possible site for the combined schools. Courthouse Bay provides the best siting due to the condition of the present investment in buildings, structures, and utilities. Further, Courthouse Bay is more readily accessible to the major areas of the Base for essential daily support functions.



"The elimination of the duplicate facilities in two school sites offers obvious financial and administrative benefits. Sufficient training areas exist in and around Courthouse Bay to conduct both ground and amphibious training.

"Administratively, this relocation at Courthouse Bay would place all of the schools now under jurisdiction of Marine Corps Base under one area Commander. At Courthouse Bay, academic, general instruction, and applied instruction can be conducted by each school without major conflicts. The variation in student housing demands can best be handled in one larger area where the diversity factor can be utilized."

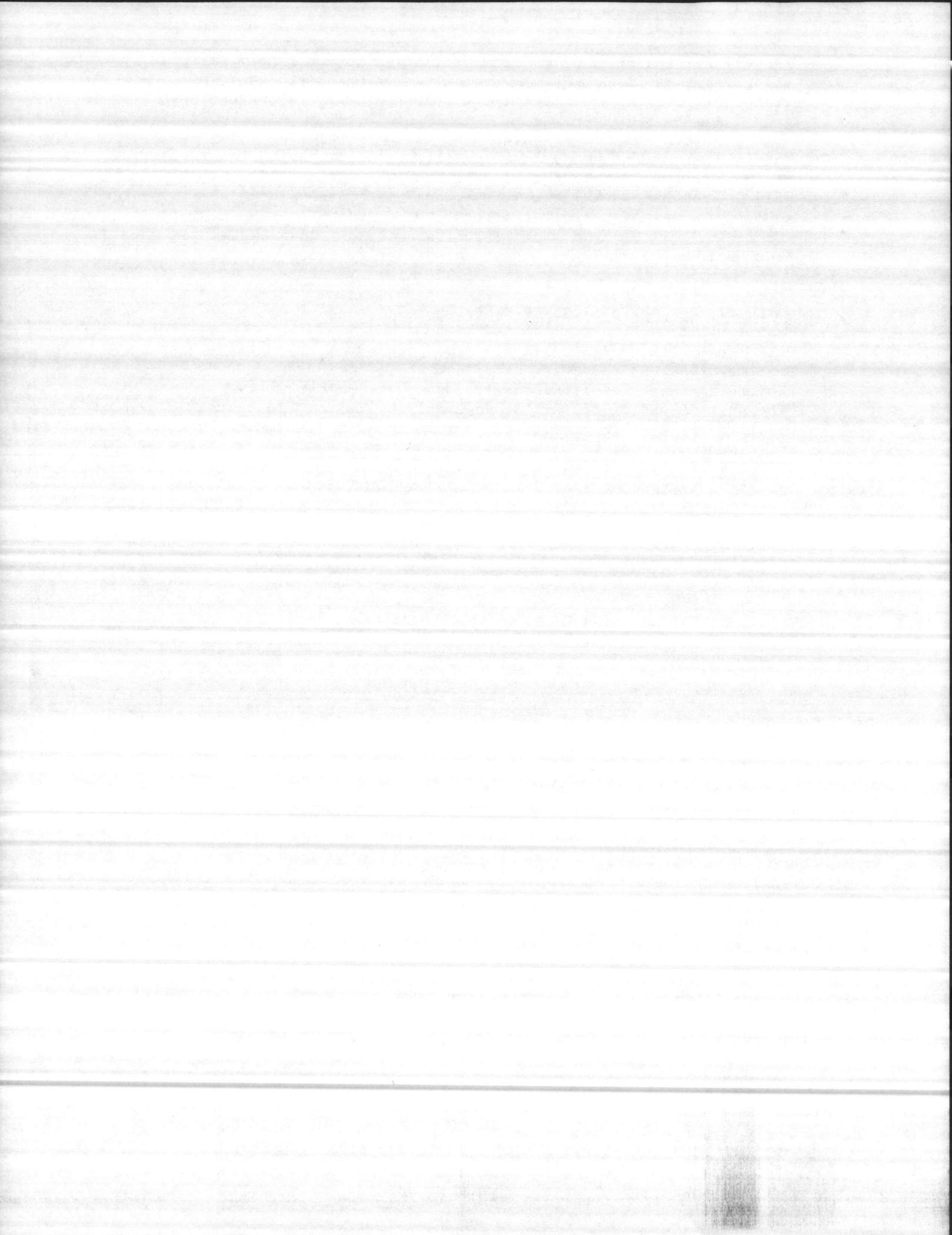
2. Rifle Range Area (See Exhibits "B" and "D")

This Area contains approximately 3,000 acres and lies between Stone Bay, Everett Creek, Sneads Ferry Road, and Stone Creek. Information concerning this area is quoted from the Master Plan as follows.....

"The present use of the Rifle Range Area is for rifle requalification of all Marines at Camp Lejeune. The practice of billeting personnel for a two-week period at the Rifle Range for requalification, while effective in terms of qualification scores, is nevertheless expensive to maintain due to the duplication of housing and support facilities. The area is isolated, the ranges are well established, and the existing facilities are in good repair. The Marine Corps has attempted concentrated sections of requalification which could lead to a reorganization of the entire principle of the two-week isolation now in effect. It has been recommended during this study that this policy be evaluated as soon as possible to determine if the existence of Rifle Range is really justified. The duplication in billeting, community facilities, administrative and messing facilities raises serious doubts as to its operational efficiency. The travel distance between the major billeting areas at Hadnot Point and Rifle Range prevents the daily transportation of requalifying personnel because of the policy of beginning range work at dawn to achieve the best scoring results. New known distance ranges could be provided much closer to the center of major billeting (Hadnot Point) and it would be no longer economical to maintain the facilities at Rifle Range. The activity has indicated a reluctance to change policy on the basis that the isolation caused from separating these personnel from their normal routine, is highly beneficial to their training. On this basis, Rifle Range was maintained in this Master Plan.

"If, in the near future, events lead to the disbanding of the isolation requirement, this entire area can be put to other uses. Future development of the area depends upon the justification of some other isolated functional requirements. In the meanwhile, little or no capital improvements in this area are recommended.

"In the preceding text, sufficient explanation of the Rifle Range operation has been given; it is a Command decision as to the feasibility of operating this unit solely for the isolation granted in the site west



of New River. It is recommended that the requalification of personnel be administered without the operation of a separate geographical area. A trial session should be conducted of selected troops which would show the relative difference in scoring ability between those troops isolated for the two-week session, and those troops who remained billeted in their old unit and were transported to a range for a practice firing. Since pistol ranges are available at Hadnot Point, the first step would be to compare the qualifying records of personnel on pistol courses. If this proved successful, the daily transportation of personnel to Rifle Range for use of the known distance rifle ranges should be undertaken. If the difference between records were within acceptable criteria, Rifle Range could be completely closed for its intended purpose. There would be no need to provide facilities (other than the ranges themselves) at any other part of the Base since the Rifle Range facilities are now, and will continue to be, duplicate to permanent facilities."

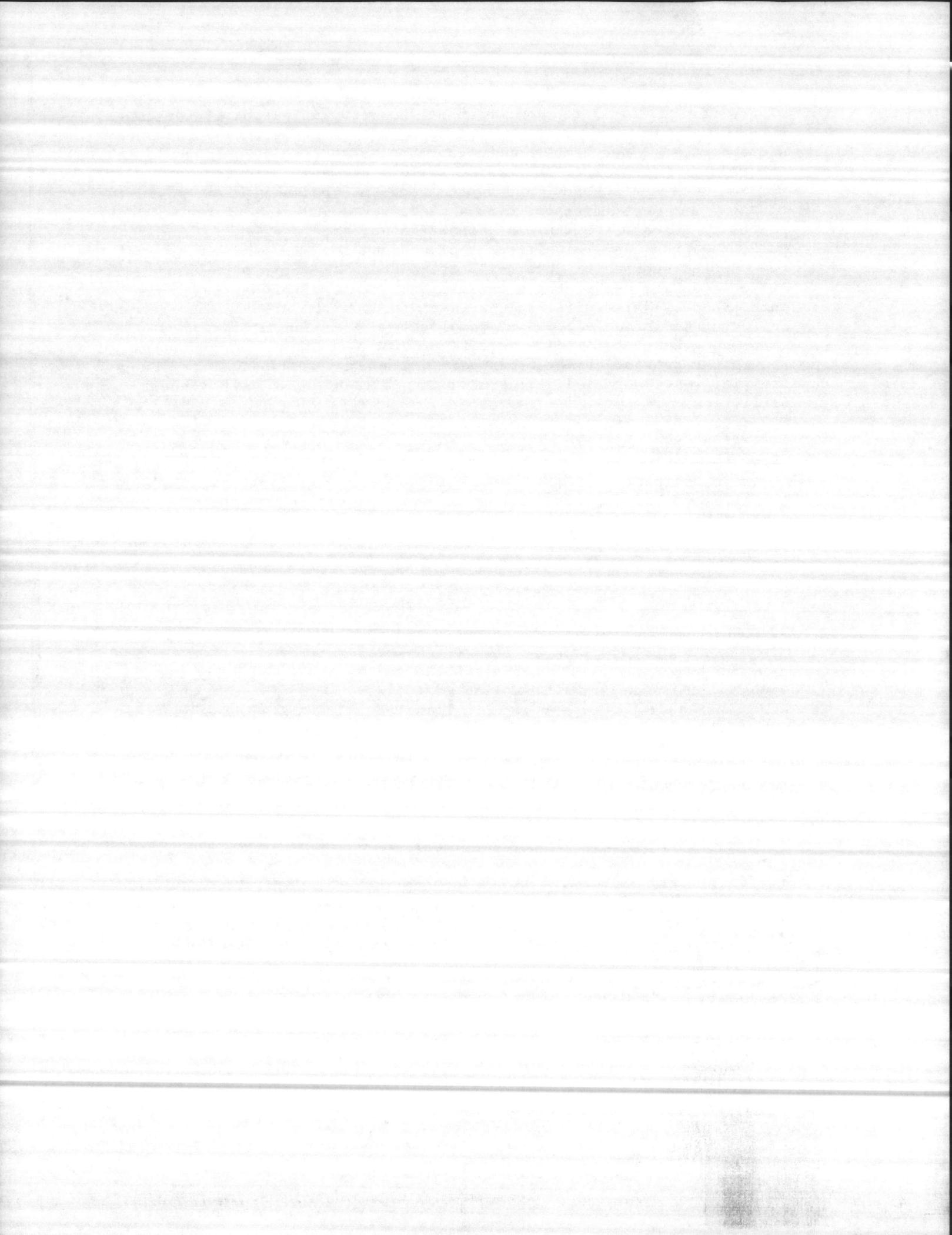
In summary, we consider that this approximate 3,000 acre area is not being put to its optimum use. We believe that it is reasonable to recommend that the Rifle Range be relocated to the main Base, if, as a result of testing, qualifying records for commuting personnel are comparable to past scores.

3. Railroad Line (See Exhibit "B")

The Railroad Line is government-owned and is approximately 35.6 miles long, extending from Camp Lejeune to Cherry Point, N.C. The Railroad Line has been under lease since 1960 to the Camp Lejeune Railroad Company and the Atlantic Coastline Railroad Company (now the Seaboard Coastline Railroad Company). Said lease is in effect until August 31, 1984. The lease may be terminated by the Secretary of the Navy at any time should he determine that such action is for the best interest of the Government. The Marine Corps representatives advised that railroad service is required by the Camp indefinitely. It is our understanding that outleasing the railroad resulted in a savings to the Government in maintenance costs, reduction of personnel and equipment, since the lessee is required to provide these services.

From information furnished us, we have no reason to believe ownership of this railroad is necessary, except to assure rail service. Disposal of the railroad subject to such terms and conditions as required by the Marine Corps would satisfy the requirement for rail service.

In view of the annual rentals derived by the Government, a substantial sum should be received by the Government from the sale of the railroad line.



Accordingly, we consider the railroad to be underutilized in that ownership is not required.

The Master Plan did not include the Railroad Line as part of the study.

4. 500' Strip of Land (See Exhibits "B", "E-1", and "E-2")

This area consists of approximately 250 acres of land along a portion of the northern boundary extending easterly from the Midway Park Area. No improvements are located within this area except one shallow water well. The area is wooded and is considered not being fully utilized or being put to its optimum use, with the exception of the water well. The well could be relocated at a small expense, since it is shallow in depth. This area lies along N. C. State Highway 24 which is to be widened and partially relocated. This area would be an ideal recreational site and this type of use would preclude the area from becoming commercialized and would serve as a buffer zone between the Base and N. C. State Highway 24.

The Master Plan did not mention this area, but from discussions held with representatives of Odell and Associates, it is considered that the excessing of this strip would not affect the operation of the Base or interfere with the Master Plan.

5. Midway Park Area (See Exhibits "B", "F-1", and "F-3")

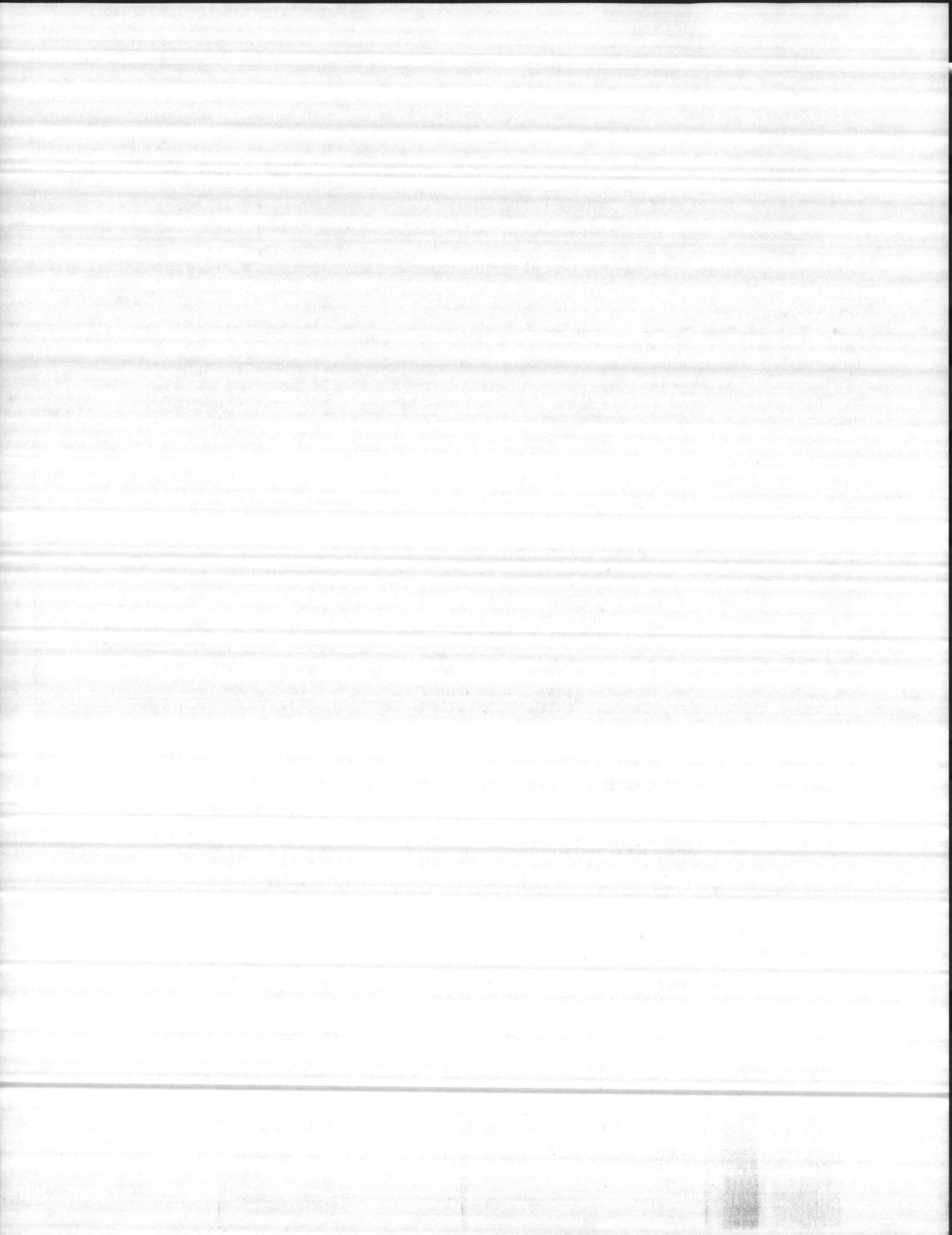
This area comprises a total of 600 acres lying outside of the Base across N. C. Highway 24 and is considered as being utilized with the exception of two vacant areas, one of which contains 120 acres and one containing 75 acres (cross-hatched on Exhibit "B" in blue).

The housing is rapidly becoming substandard and is difficult to police since it is located outside of the Base proper. If housing funds could be made available to the Marine Corps for construction of new housing, it should be located on the Base proper and the present housing area reported excess. Should housing funds not be made available for new housing, Midway Park should be retained; however, the two vacant areas (120 acres and 75 acres) should be reported excess immediately.

The Master Plan excluded any study of the existing housing on this area or the need for additional housing. This exclusion was at the request of the Department of the Navy.

6. 47 Acres (See Exhibit "B" and Exhibit "E-2")

North Carolina Highway 24 is being relocated and will sever approximately 47 acres at the northeast point of the Base. This area is not being utilized and Base personnel concur that this area can be reported excess, as soon as the plans of the N. C. State Highway Department are finalized.



Excess Recommendation

1. Montford Point Area and Knox Trailer Park

Recommend these areas comprising approximately 2,000 acres be considered for excessing, subject to funds being made available for relocating the school facilities.

2. Rifle Range

Recommend that the Marine Corps restudy its policy on qualification and requalification requirements with the view in mind of relocating the Rifle Range to a more centrally located area, thereby releasing the existing Rifle Range for excessing.

3. Railroad Line

It is recommended that the Railroad Line be reported excess as soon as possible, subject to any reasonable restrictions required by the Marine Corps in execution of its mission.

4. 500' Strip

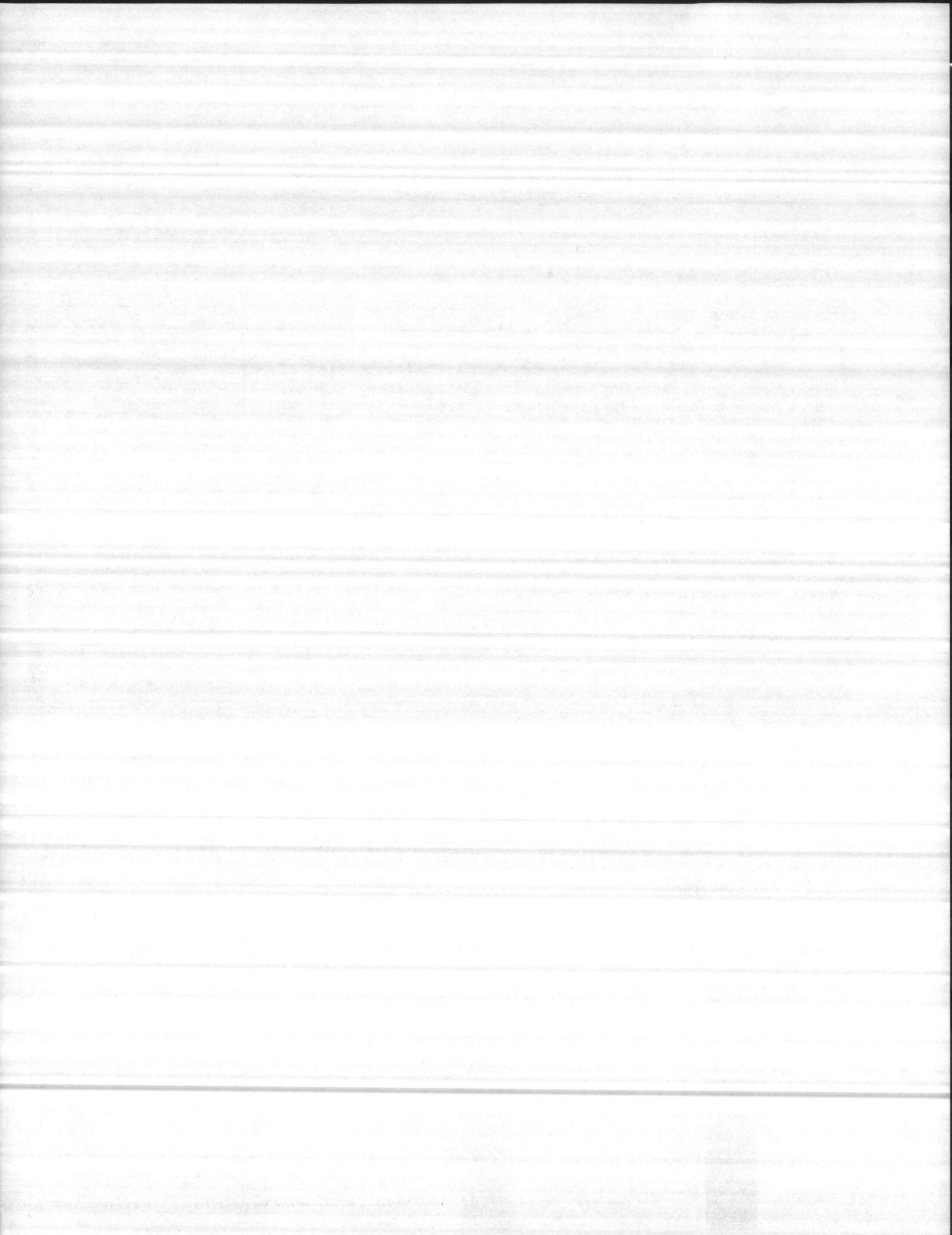
It is recommended that this strip be reported excess at the time the 47 acres, which will be severed by relocation of N.C. Highway 24, are available for excessing.

5. Midway Park Area

It is recommended that Midway Park be reported excess as soon as substitute housing is made available. Representatives of Camp Lejeune stated that the funding for replacement housing is a low priority item. In any event, the two vacant areas (195 acres) should be reported excess immediately.

6. 47 acres

It is recommended that this area be reported excess as soon as the N. C. State Highway Department formalizes its plans for relocation of N. C. Highway 24.



Highest and Best Use

1. Montford Point Area

The highest and best use for Montford Point and the adjoining areas, together with the 500' strip which is recommended for excessing, is for park and recreational purposes and residential development.

2. Rifle Range

The highest and best use for this area is for park and recreational purposes and residential use. Also, a possibility of educational use.

3. Railroad Line

The highest and best use of the Railroad Line is by its present use by sale to the railroad companies who are presently operating it under lease.

4. 500' Strip

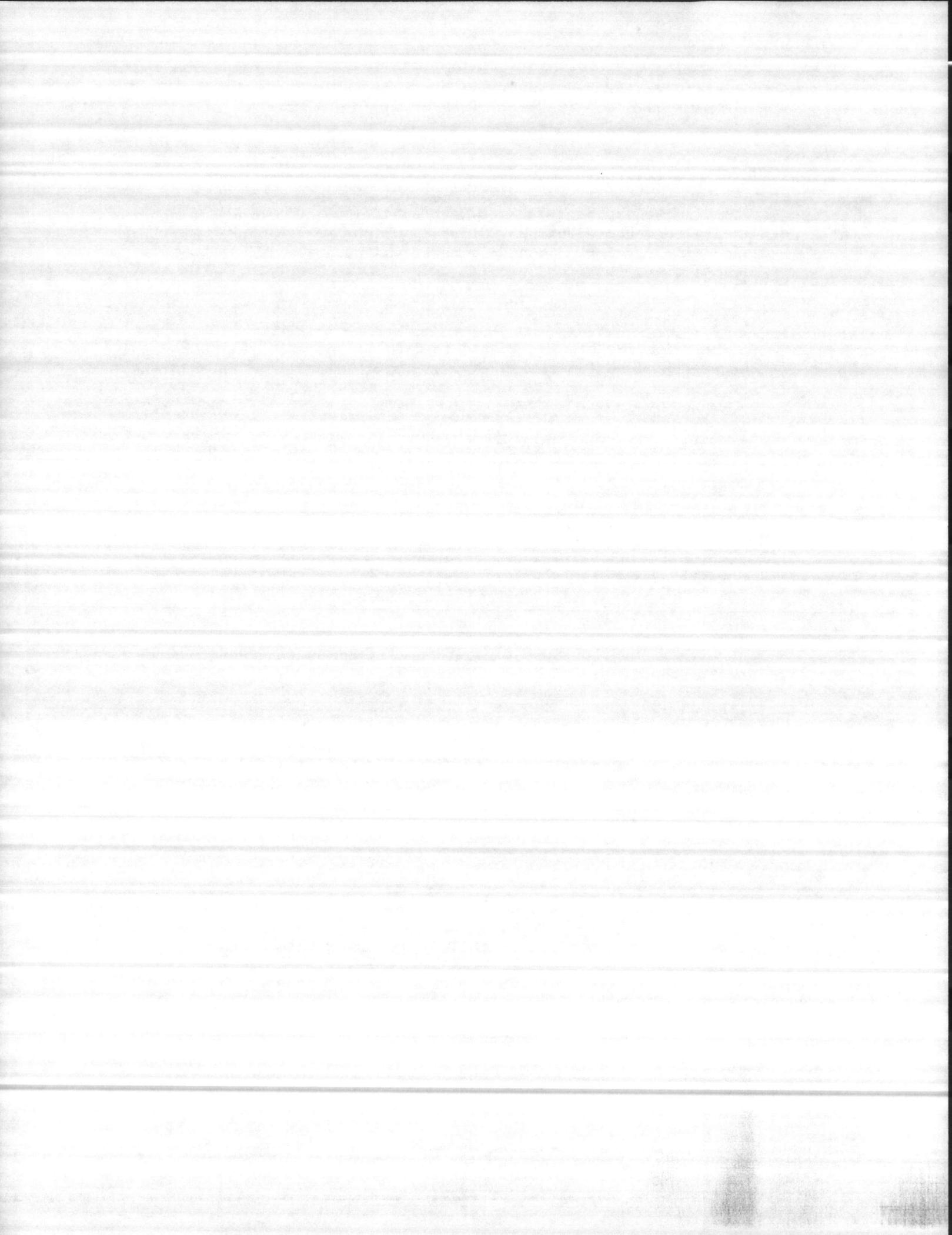
The highest and best use of this area is included with comments on Number 1 (Montford Point) above.

5. Midway Park

The highest and best use of this area is for housing constructed by private concerns.

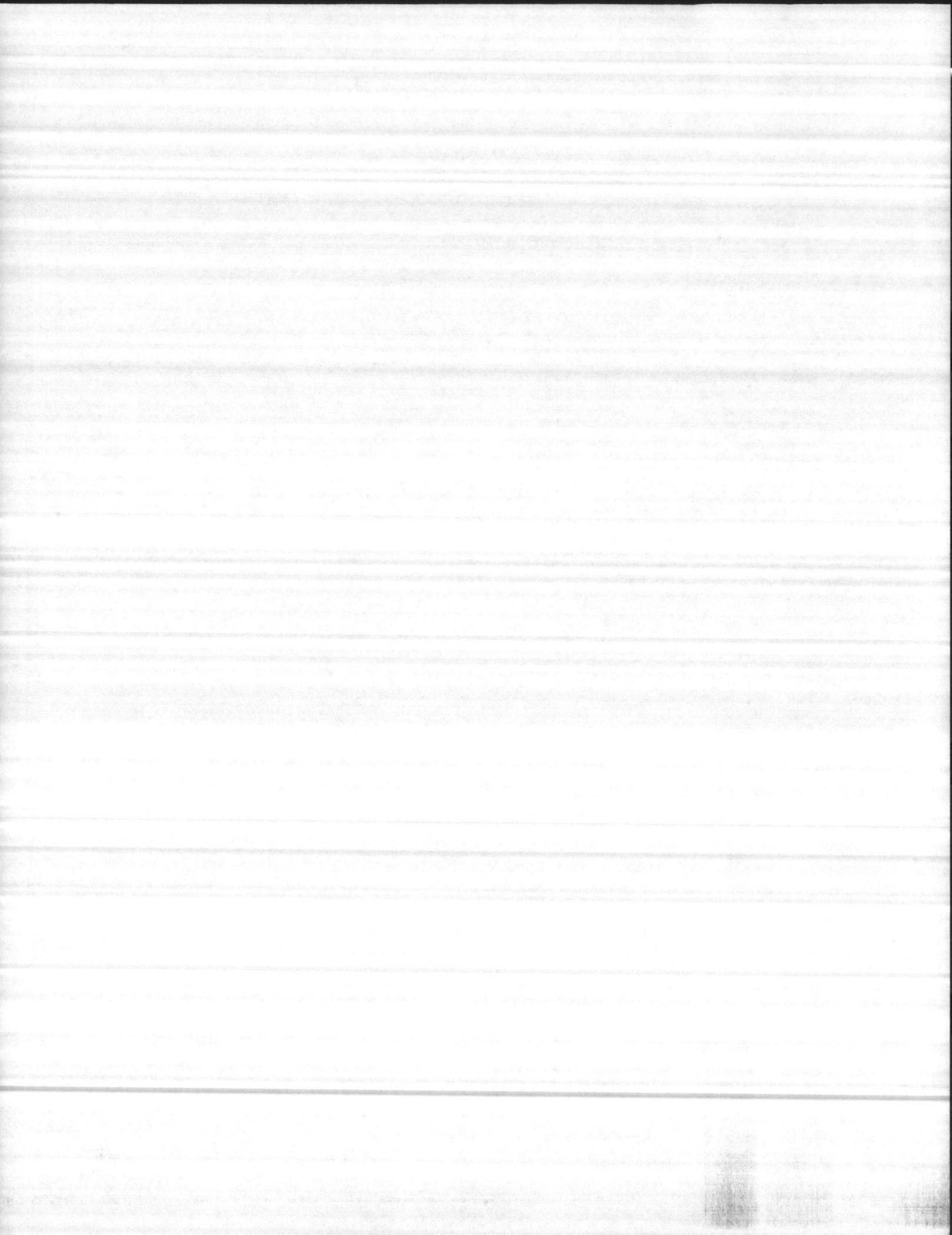
6. 47 Acres

The highest and best use of the 47 acres which will be severed by N.C. Highway 24 is for park and recreational purposes, or agriculture (timber).



APPROXIMATE VALUE

1. Montford Point & Knox Trailer Park Area 2,000 acres @ \$2,000 per acre	\$4,000,000
2. Rifle Range 3,000 acres @ \$270 per acre	810,000
3. Railroad Line - Total Value	500,000
4. 500' Strip 250 acres @ \$2,500 per acre	375,000
5. Midway Park Area (600 acres total)	
a. 405 acres (Housing Area) @ \$2,500 per acre	1,012,500
b. 195 acres (Vacant Areas) @ \$2,500 per acre	487,500
6. 47 Acres (Highway Relocation) 47 acres @ \$1,000 per acre	<u>47,000</u>
TOTAL VALUE	\$7,232,000



Possible Compatible Community Use

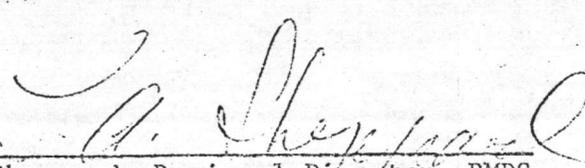
The Montford Point Area, the 500' strip along the northern boundary and the 47 severed acres could be used by the City, County, or State for park and recreational purposes.

The Midway Park Area could possibly be used by the City of Jacksonville under a City Housing Authority.

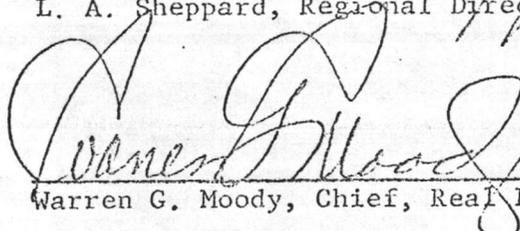
Anticipated Interest

It is believed that the City, County, State, and private entrepreneurs would be interested in all of the areas, with the exception of the Railroad Line.

It is felt that the railroad companies who are presently leasing the railroad line would be interested in purchasing this property.



L. A. Sheppard, Regional Director, PMDS



Warren G. Moody, Chief, Real Property Division, PMDS



Harry C. Young, Chief, Property Management Div., PMDS

