

**CPA2018-00011 MCB Quantico, Joint Land Use Study  
Proposed Addition to Comprehensive Plan**

**Marine Corps Base Quantico Special Planning Area**

<b>INTENT</b>
<p><u>The purpose of this special planning area is to recognize MCB Quantico as a valuable asset deserving protection and to ensure that future land use/development adjacent to or near MCB Quantico does not negatively affect the mission of the military base, as a training/education and live-fire base. The following policies and action strategies were developed to encourage cooperative land use planning between the installation and surrounding communities and to find ways to reduce the operation impacts of the installation on adjacent land. The intent is to promote land use compatibility and strengthen coordination between MCB Quantico and Prince William County.</u></p>
<p><u>The study identified and mapped the Military Influence Areas, (MIAs) which includes the land areas off base that would affect or be affected by military operations on base. The influence area MIA contains a number of mapped features, such as noise contours, buffer areas from the ranges, aviation safety zones, and a 3,000 foot notification boundary around the base established by state law. Guiding land use/development in these identified areas will support both MCB Quantico and the residents of Prince William County.</u></p>
<p><u>The joint planning of infrastructure projects will guide land use/development in a clear and transparent manner.</u></p>
<p><u>Through a cooperative effort, the quality of life and economic viability of the County will be improved and the overall mission of the base will be protected for the benefit of all. MCB Quantico is a critical asset for the County, the region and the nation.</u></p>
<p><u>The key Joint Land Use Study (JLUS) issues include:</u></p> <ul style="list-style-type: none"><li>• <u>Traffic congestion on regional and local roads</u></li><li>• <u>Growth and land use/development on and off base</u></li><li>• <u>Air and range operations affecting local citizens</u></li><li>• <u>Shared municipal and infrastructure services</u></li><li>• <u>Protection of environmental resources</u></li><li>• <u>Coordination regarding contracting opportunities, community services and other military-community relations</u></li></ul>
<b>MCBQ-POLICY 1 – Land Use</b>
<b>MCBQ POLICY 1:</b> <u>Coordinate with the MCB Quantico on joint land use strategies.</u>

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MCBQ 1.1 – Establish mutual notification procedures for new land use/development proposals in Military Influence Area Zone 1. Notify the MCB Quantico Base Commander and request feedback on Comprehensive Plan Amendments (including the Triangle Small Area Plan), Public Facility Reviews, Rezoning, and Special Use Permits proposed within the 3000’ notice required by the Code of Virginia, and the MCB Quantico peak noise zones (Figure 6) Military Influence Area Zones. Reference Figure 2 - MCB Quantico Military Influence Area Zones.

MCBQ 1.2 – Evaluate proposed rezonings, public facility reviews, and/or special use permits that involve property potentially impacted by MCB Quantico consider measures to provide recommendations for measures to reduce potential use incompatibilities between the proposed use and the MCB Quantico training activities.

MCBQ 1.3 – Consult with MCB Quantico and develop sound attenuation standards/guidelines for new construction of schools, hospitals, nursing homes, churches, and other public buildings or buildings with public gathering spaces in JLUS Military Influence Area Zones 1.2 and 1.3 as applicable. Reference Figure 2 - MCB Quantico Military Influence Area Zones

MCBQ 1.4 – Retain the existing boundary and the 1 dwelling unit per 10 acre density in the Rural Area where it presently exists near MCB Quantico in the Military Influence Area Zones. Reference Figure 2 - MCB Quantico Military Influence Area Zones

MCBQ 1.5 – Review and incorporate any new data, as submitted, that may be generated by new technical modeling efforts by MCB Quantico, regarding changes to the official noise contours associated with MCB Quantico range operations and adjust JLUS Military Influence Area Zone boundaries as applicable.

MCBQ 1.6 – Based on input from MCB Quantico, develop lighting standards/guidelines that set forth specific requirements for outdoor lighting to reduce impacts on night-time training requirements at MCB Quantico. Apply the ordinance to JLUS Military Influence Area Zones 1.2 and 1.3 as applicable.

MCBQ 1.7 – Based on additional data input from the MCB Quantico and any new State enabling Legislation, consider revisions to the zoning ordinance to define areas that may be suitable for future real estate disclosure, sound attenuation or other measures to mitigate impacts from base operations.

MCBQ 1.8 – Assess whether additional provisions are needed in the County Zoning Ordinance to reduce potential use incompatibilities between MCB Quantico training activities and uses located in the County.

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MCBQ 1.9 – Coordinate with the MCB Quantico on economic development goals and strategies.

MCBQ 1.10 – Identify and actively pursue and respond to public and private sector relocation and partnership opportunities, including those resulting from BRAC between Prince William County and MCB Quantico.

**MCBQ-POLICY 2 – Conservation/Preservation**

**MCBQ POLICY 2:** Coordinate with the MCB Quantico on Environmental/Conservation strategies.

MCBQ 2.1 – Due to the collective environmental responsibilities of MCB Quantico, Prince William Forest Park, and Prince William County and in the best interests of preserving the pristine character of the entire south fork of the Quantico Creek watershed the County shall implement cooperative resource protection strategies. Such strategies shall employ measures that result in the conservation of that portion of the watershed (Figure 6) outside of MCB Quantico and Prince William Forest Park. Such measures may include best management practices, public land acquisition and /or conservation easements. Reference Figure 3 - MCB Quantico Environmental Watersheds and Open Space Corridors

MCBQ 2.2 – Through coordination between PWC Prince William County and MCB Quantico, pursue stream restoration projects along Little Creek to address erosion and flooding issues in this water body and the adjacent properties from Route 1 to the Potomac River. Reference Figure 3 - MCB Quantico Environmental Watersheds and Open Space Corridors

MCBQ 2.3 – Pursue conservation partnering opportunities through the Readiness and Environmental Protection Integration (REPI) under DoD and through state, local and private conservation efforts (in collaboration with conservation partners) to pursue suitable properties for conservation in JLUS Military Influence Area Zones 1.2, 1.3, and 5.1. Reference Figure 2 - MCB Quantico Military Influence Area Zones and Figure 3 - MCB Quantico Environmental Watersheds and Open Space Corridors

MCBQ 2.4 – Preservation of cultural resources should be recognized as a strength in the selection for future land conservation in the JLUS Military Influence Area Zones. Lands with cultural resources should have a higher priority ranking.

MCBQ 2.5 – Pursue Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs for future land conservation purposes in the County and utilize the programs to transfer development potential out of JLUS Military Influence Area Zones 1.2 and 1.3. Reference Figure 2 - MCB Quantico Military Influence Area Zones

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MCBQ 2.6 – Pursue an expanded and enhanced recreational trail system through increasing public access to MCBQ’s recreational trail system and coordination with Prince William County, Stafford County, and the National Park Service to enhance connectivity of the existing recreational trails in the Military Influence Areas.

**MCBQ-POLICY 3 – Mobility**

**MCBQ POLICY 3: Coordinate with the MCB Quantico on multi-modal transportation strategies.**

MCBQ 3.1 – In conjunction with MCB Quantico work to improve traffic conditions at the Route 1/Fuller Gate intersection through mutually agreed-upon road, gate and intersection improvements.

MCBQ 3.2 – Continue to plan for the County to relocate Fuller Heights Road east on Fuller Road.

MCBQ 3.3 – In conjunction with MCB Quantico work to secure additional rights-of-way for Route 1 widening and Russell Road ramps.

MCBQ 3.4 – Using the Quantico Regional Executive Steering Committee/ Quantico Regional Planning Team (QRESC/QRPT) structure, cooperatively work together to analyze and review other road and transportation improvements affecting traffic around MCB Quantico.

MCBQ 3.5 – Continue coordination of VRE Quantico Station Pedestrian Bridge Project.

MCBQ 3.6 – Continue ongoing coordination with VDOT for design of Express Lanes connections for Russell Road.

MCBQ 3.7 – Coordinate with Virginia Railway Express (VRE) and AMTRAK on expansion plans to add a third rail line along the CSX rail corridor through MCB Quantico as well as expanded parking options for commuters.

MCBQ 3.8 – Coordinate with MCB Quantico to promote carpooling and other ridesharing programs for MCB Quantico employees.

MCBQ 3.9 – Pursue expansion of Potomac & Rappahannock Transportation Commission (PRTC) bus service to employment centers on and off base in southern PWC Prince William County.

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MCBQ 3.10 – Coordinate with Federal Aviation Administration (FAA), the Manassas Regional Airport, and Stafford Regional Airport to reduce potential military/civilian airspace conflicts while supporting continued expansion of regional airports. Manassas Regional Airport should be included in planning discussion that may impact the Military Operation Area (MOA) that is located to the South of the Airport to avoid any adverse impacts on departures and arrivals. Reference Figure 2 - MCB Quantico Military Influence Area Zones

MCBQ 3.11 – Coordinate the planning and development of the Potomac Heritage National Scenic Trail segments within the Route 1 corridor in Prince William County. These facilities provide an opportunity to connect MCB Quantico with the regional pedestrian and bicycle network.

MCBQ 3.12 – Coordinate regional paths, that run through Prince William County with paths on MCB Quantico the base, to expand opportunities for commuting and increase access to cultural/natural resources (East Coast Greenway and Washington-Rochambeau Revolutionary Route Historic Trail).

MCBQ 3.13 – Look for opportunities to enhance transit service to MCB Quantico.

**MCBQ-POLICY 4 – Infrastructure/Utilities**

MCBQ POLICY 4: Coordinate with the MCB Quantico on utility/municipal service strategies.

MCBQ 4.1 – Develop a utility services agreement between MCB Quantico and Prince William County Service Authority to support water supply to the National Museum of the Marine Corps (NMMC) campus for the full buildout of the museum including expansions of the facility. The Service Authority will provide water service for the expansion of the Marine Corps Museum. This will be a private onsite water main supplied by a master meter (similar to the first phase). Real estate agreement coordination is necessary for utility and infrastructure projects on federal property where no authorized access or use has been granted by an established easement or license.

MCBQ 4.2 – Using the Quantico Regional Executive Steering Committee/ Quantico Regional Planning Team (QRESC/QRPT), structure develop proposals for public-public partnership service agreements between MCB Quantico and the surrounding counties. In the short term, MCB Quantico and Stafford County should continue their coordination to share Regional Fire Training services and pursue the possibility of a cooperative effort to establish a Regional Fire Training Facility.

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MCBQ 4.3 – Consider amending the zoning regulations as applicable to establish height restrictions for tall structures (cell towers, transmission lines, etc.) in Military Influence Area Zones 6.1 to avoid impacts to MCAF Quantico. Reference Figure 2 - MCB Quantico Military Influence Area Zones

**Glossary**

**JLUS:** Joint Land Use Study

**MCAF:** Marine Corps Air Facility

**MCB:** Marine Corps Base

**Military Influence Area (MIA):** Includes the land areas off base that could reasonably affect or be affected by military operations on base. The influence area contains a number of mapped features, such as noise contours, buffer areas from the ranges, aviation safety zones, and a 3,0000 foot notification boundary around the base established by state law.

**MIA Zone 1:** This zone follows the 3,000-foot legislative notification boundary in PWC, capturing all areas of the County directly adjacent to MCB Quantico.

**MIA Zone 1.1:** This sub-zone includes the portion of PWC east of I-95 and adjacent to MCB Quantico Main Side. Zone 1.1 includes the Triangle/Dumfries Community and residential areas north of Fuller Road. This area is largely built out suburban residential neighborhoods with the exception of commercial areas along Route 1 corridor. Land uses on base include open forested areas, family housing, and community support (golf course). Due to these adjacencies, operational impacts do not represent a concern for communities in this portion of the county. *Recommended coordination required on traffic and MCAF noise and airport issues.*

**MIA Zone 1.2:** This sub-zone includes the portion of PWC within the 3,000-foot notification boundary that lies west of I-95 and east of Independent Hill. The vast majority of this area is parkland, including Locust Shade Park and Prince William Forest Park. The Quantico National Cemetery and the National Museum of the Marine Corps are also located within this zone. Residential uses are limited to the few homes along Joplin Road adjacent to parkland. Large portions of this zone are located within the five-mile range buffers, with portions within the three-mile buffers. *Recommended coordination required on traffic and MCAF noise/ wildlife disturbance issues.*

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**MIA Zone 1.3:** This sub-zone includes the portion of western Prince William County within the 3,000-foot notification boundary west of Independent Hill. This area is within the designated Rural Area of the County and consists of low density residential uses and forests/agriculture. The western-most portions of the zone falls within the MCB Quantico range buffers. Recommendations for compatibility include sound attenuation and real estate disclosure could be considered for some uses; lighting controls could be considered near areas used for night training.

**MIA Zone 5.1:** The Five-Mile Buffer includes portions of Prince William, Stafford, and Fauquier Counties outside Zones 1, 2, and 3 respectively, where noise impacts due to range operations are possible. Five miles from MCBQ artillery and Explosive Ordinance Disposal (EOD) ranges. The zone encompasses a large and diverse land area within which potential for noise impacts varies widely. In PWC, the zone is split, with the western portion rural in nature and the eastern portion primarily composed of Prince William Forest Park.

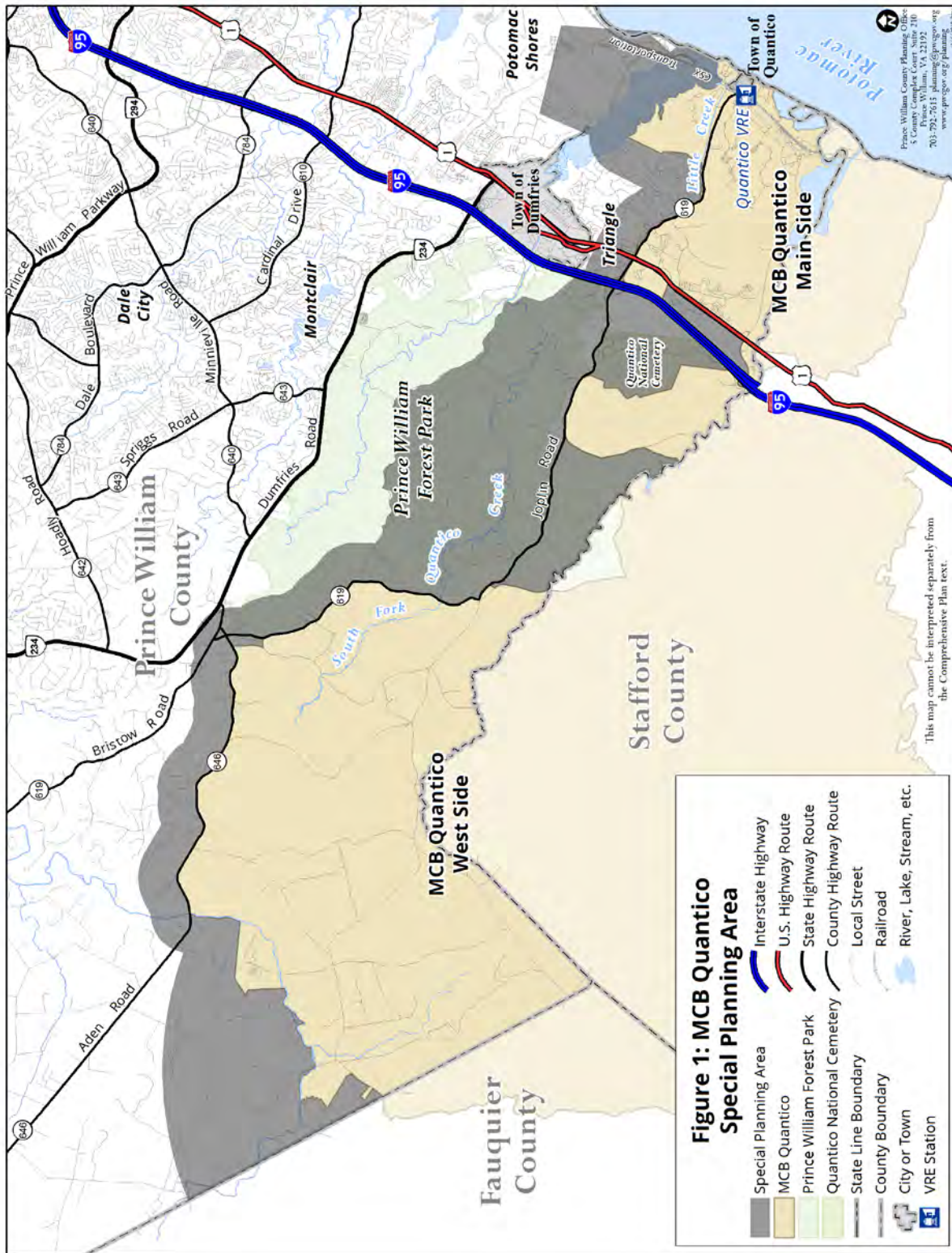
**MIA Zone 6.1- Aviation Safety Buffer** – This zone represents the portion of the approach-departure to Marine Corps Air Force falling outside the 3,000-foot notification boundary, and is split between PWC to the north and Stafford County to the south. In PWC, Zone 6.1 is located on the northern side of Quantico Creek, an area that includes the Possum Point Power Station property and a portion of the Potomac Shores residential development north of the power plant. Marine Corps Air Force (MCAF), Air Installation Compatible Use Zones (AICUZ) (Approach/Departure Zone).

**Open Space Corridors:** Continuous systems of open space. These corridors include environmentally sensitive lands and natural resources requiring protection from disturbances and development, and lands needed for open space and passive recreational uses such as trails and blueways. Open Space corridors include drainage-ways and stream channels, floodplains, wetlands, steep slopes, and other resource features, and are part of a countywide system of continuous open space corridors.

**Quantico Regional Executive Steering Committee (QRESC):** Senior leadership from the jurisdictions and base.

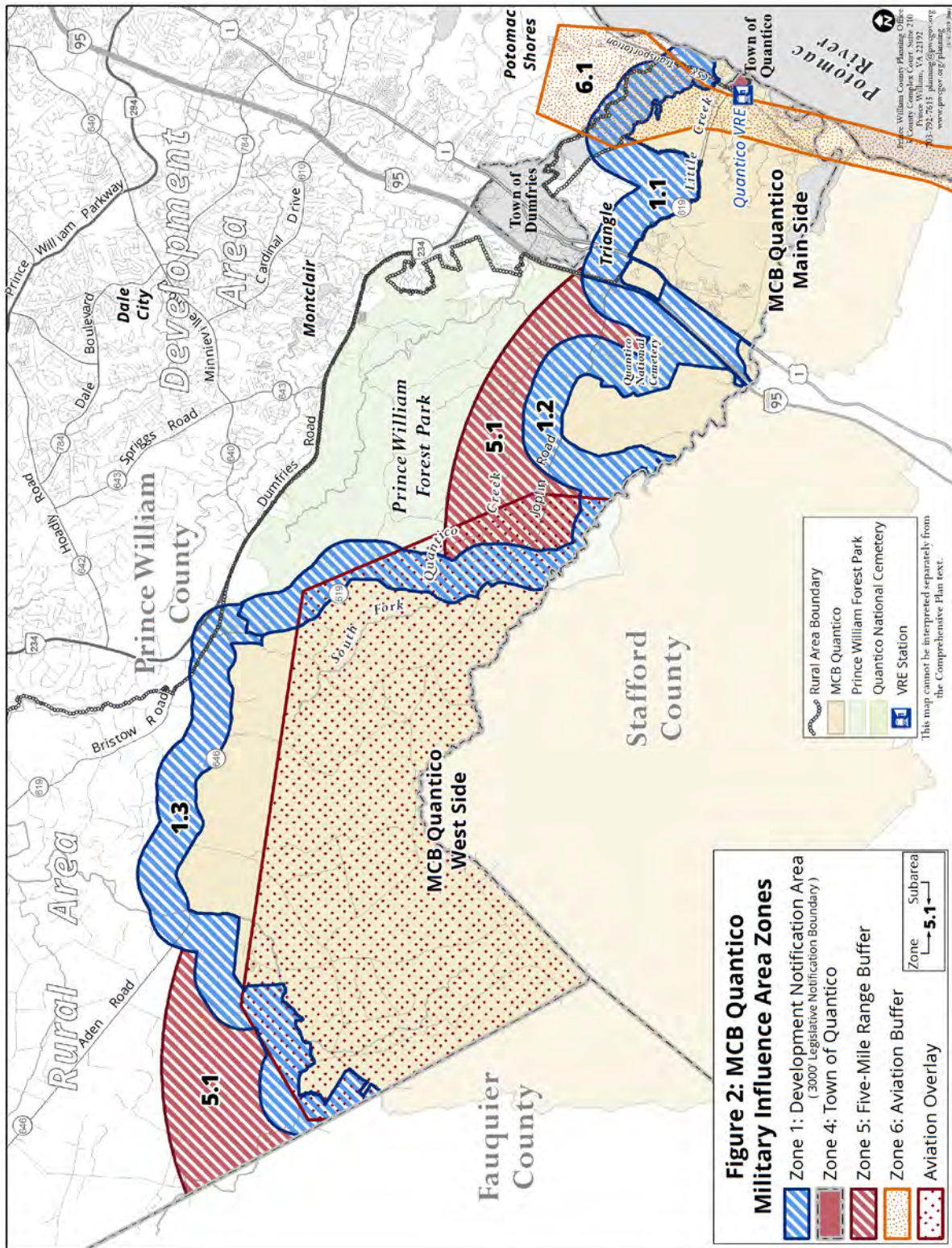
**Quantico Regional Planning Team (QRPT):** Technical staff from the jurisdictions and base.

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