



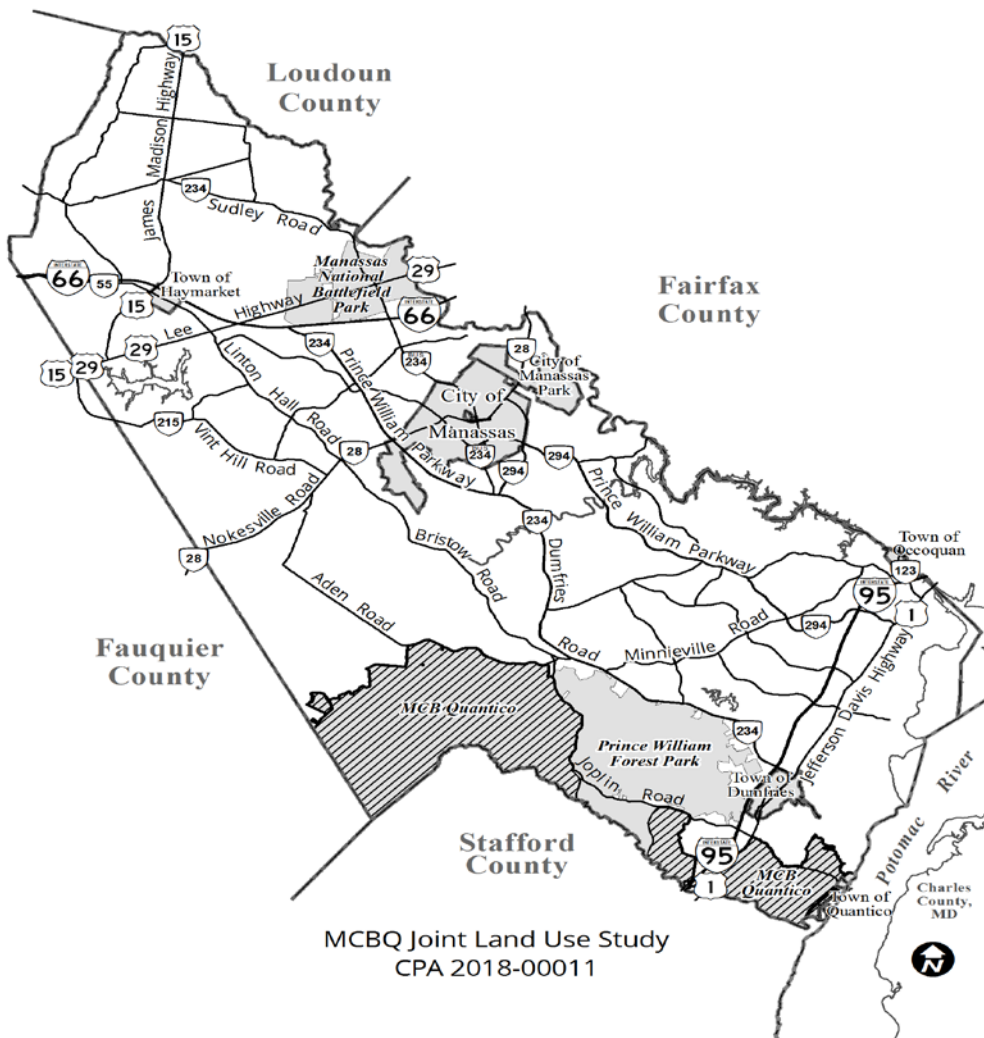
Prince William County Government  
Planning Commission



**Comprehensive Plan Amendment**  
**#CPA2018-00011**  
**MCBQ JLUS**

*Connie Dalton, AICP*  
*Planning Office*

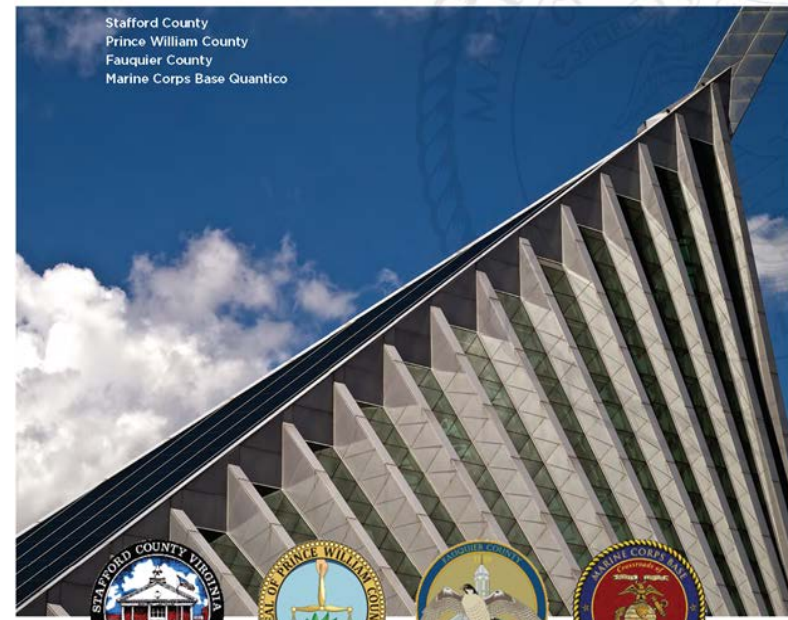
# Marine Corps Base Quantico Joint Land Use Study



## Marine Corps Base Quantico Joint Land Use Study

Final June 2014

- Stafford County
- Prince William County
- Fauquier County
- Marine Corps Base Quantico



MCB Quantico Joint Land Use Study FINAL June 2014

AECOM

March 13, 2019

Countywide

# Background – Joint Land Use Study



- PWC, Stafford, and Fauquier Counties together with the Marine Corps Base (MCB) Quantico partnered to develop a Joint Land Use Study (JLUS) to examine land uses in and around MCB Quantico and to develop recommendations to encourage collaboration and compatibility with each other.
- The JLUS was completed in 2014 and the final recommendations were accepted by the Board on April 22, 2014.
- The Board initiated incorporating the MCB, Joint Land Use Study into the Comprehensive Plan on August 3, 2016 (RES NO.16-647).



# Purpose of MCB Special Planning Area



- To recognize MCB Quantico as a valuable asset deserving protection and to ensure that future development does not negatively affect the mission of the military base as a training/education and live-fire base, and
- Balance economic development and growth objectives with military operation needs.





# MCB QUANTICO



- ◆ Referred to as the “Crossroads of the Marine Corps” and trains every U.S. Marine Corps Officer (since 1917),
- ◆ Encompasses approximately 93 square miles of which 40% is located in PWC,
- ◆ Straddles four jurisdictions in Northern Virginia –the base surrounds the Town of Quantico,
- ◆ Supports conservation and preservation of lands through the establishment of the Readiness and Environmental Protection Integration (REPI) Program,
- ◆ Serves as a resource to both military and civilian populations for hunting and fishing, and
- ◆ MCBQ has an active management program that includes maintaining and planting over 300 acres of wildlife openings, erecting waterfowl nest boxes and hunting blinds, and conducting prescribed burns to increase understory forage.



# Economic Impact



- As of 2016, Quantico is home to over 25,000 military, civilian, and contractor personnel.
- MCB Quantico also has a large economic impact on the area, adding \$4.8 billion to the local economy.
- New buildings are being added and old ones renovated, at The Basic School, Marine Corps University, Weapons Training Battalion, and elsewhere on the base.
- Provides benefit to the region by supplying employment, demand for housing, consumer goods, and supplies and services to support base operations.
- Benefits are tied to a vast array of economic sectors including construction, manufacturing, and real estate.



# Key JLUS Issues



## The Key Joint Land Use Study Issues include:

- ◆ Traffic congestion on regional and local roads,
- ◆ Growth and land development on and off base,
- ◆ Air and range operations affecting local citizens,
- ◆ Shared municipal and infrastructure services,
- ◆ Protection of environmental resources, and
- ◆ Coordinating on contracting opportunities, community services and other military community relations.



# Proposed Text



Based on the recommendations provided in the MCB Quantico JLUS. The four policies and associated action strategies focus on:

- ◆ Land Use
- ◆ Conservation/Preservation
- ◆ Mobility
- ◆ Infrastructure/Utilities

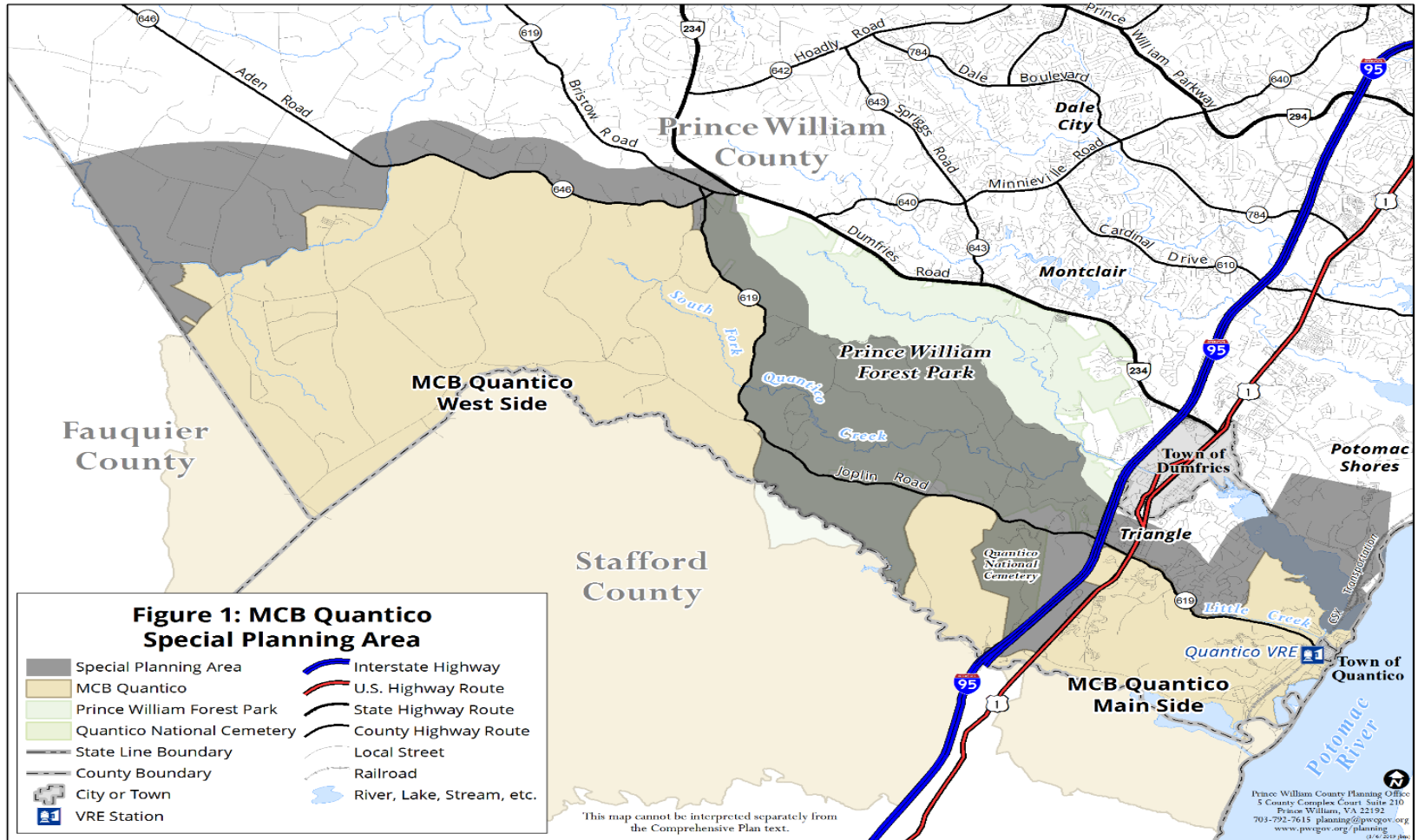
The following figures have been included to support the text

- ◆ MCB Quantico Special Planning Area,
- ◆ MCB Quantico Military Influence Area Zone, and
- ◆ MCB Quantico Environmental Watershed and Open Space Corridors

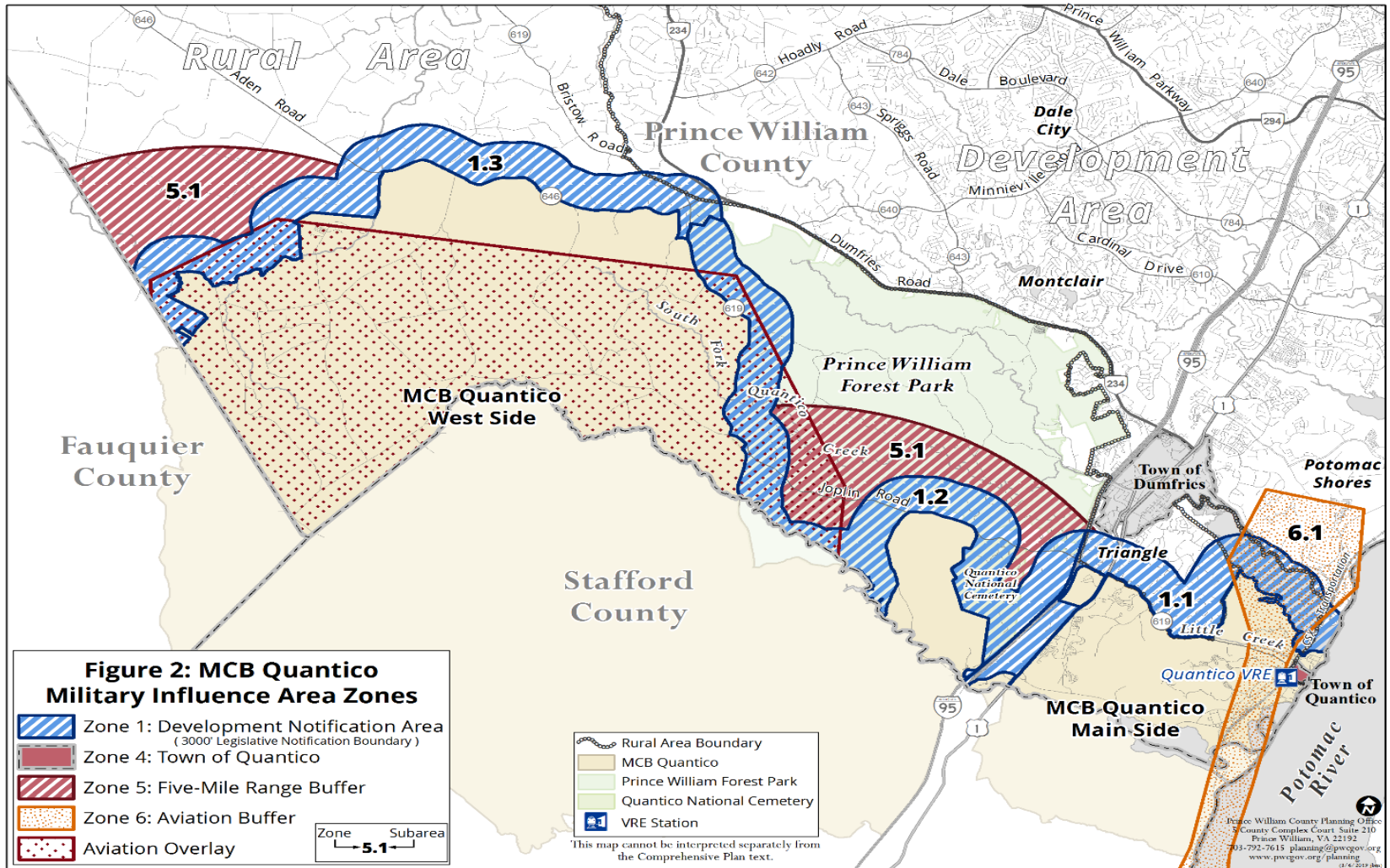




# MCB Quantico Special Planning Area

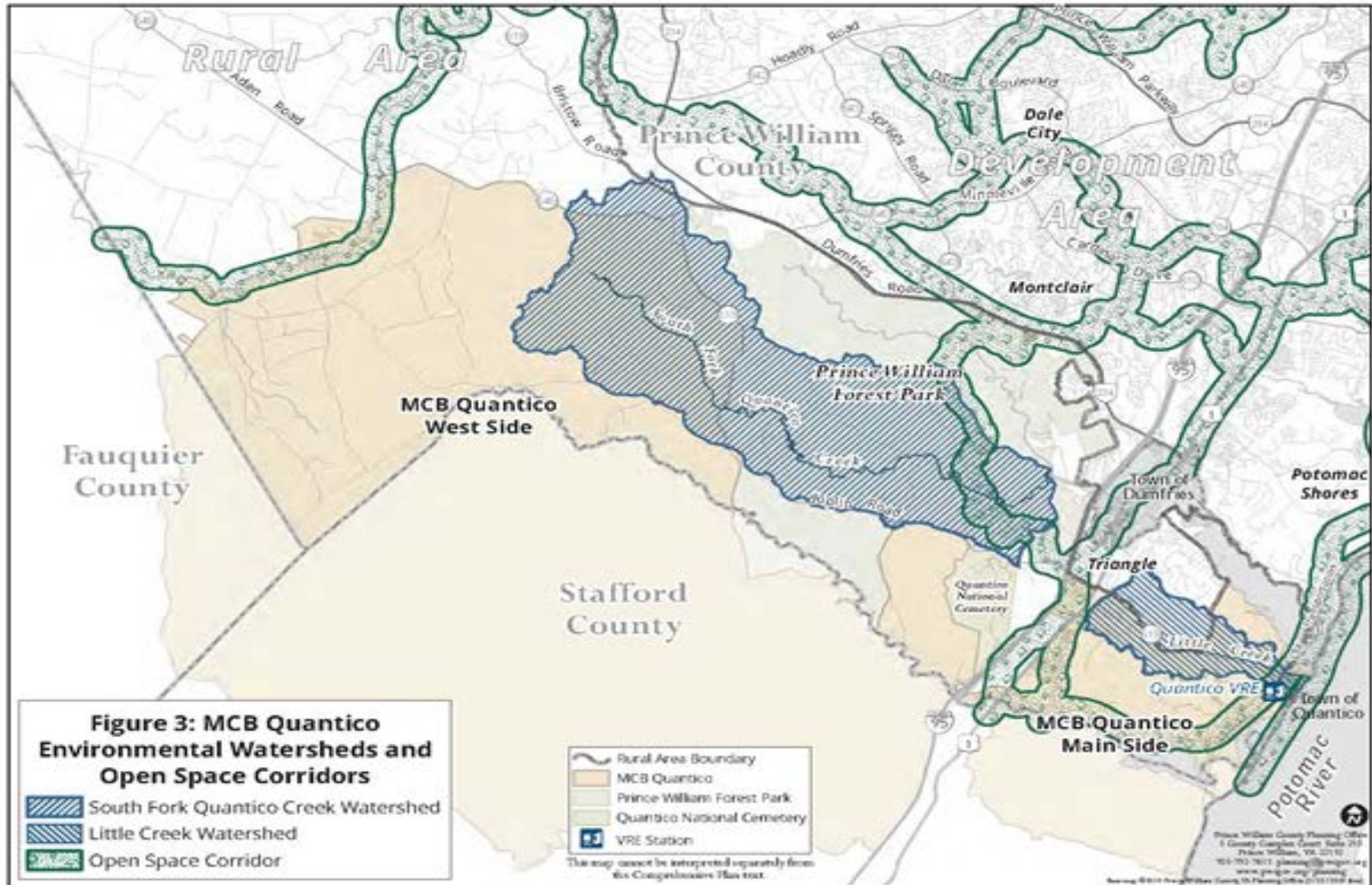


# MCB Quantico Military Influence Area Zones





# Environmental Watersheds and Open Space Corridors





# National Museum of the Marine Corps



March 13, 2019

Countywide



# Questions?

