

# Marine Corps Base Quantico Joint Land Use Study

Final June 2014

Stafford County  
Prince William County  
Fauquier County  
Marine Corps Base Quantico



This study was prepared under contract with County of Stafford, Virginia, with grant support from the Office of Economic Adjustment, Department of Defense. The content of this document reflects the views of Stafford County and the study partners and does not necessarily reflect the views of the Office of Economic Adjustment.

The MCB Quantico Joint Land Use Study (JLUS) is a cooperative land use planning initiative between the Marine Corps, Stafford County, Prince William County, and Fauquier County, as well as others responsible for planning, development and communications in the region. The JLUS was prepared with assistance from a number of individuals. Two committees – a Policy Committee and a Technical Advisory Committee – have guided the study and support its findings.

This document serves as an on-going framework for those local governments and military actions necessary to encourage compatible community growth around MCB Quantico and improve the quality of life in the surrounding communities.

#### **Acknowledgements**

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# MCB Quantico Joint Land Use Study

## Executive Summary

Marine Corps Base Quantico is called the “Crossroads of the Marine Corps” and trains every U.S. Marine Corps officer serving in the Marines. It covers approximately 93 square miles and straddles four jurisdictions in Northern Virginia: Stafford, Prince William and Fauquier Counties and the Town of Quantico. MCB Quantico is also a significant contributor to the regional economy, with an economic benefit of approximately \$5.9 billion recorded in fiscal year 2011. The base is physically divided by the Interstate 95 and U.S Route 1 corridor in one of the fastest growing and most congested parts of the state. In addition, in response to the 2005 Base Realignment and Closure (BRAC) legislation, MCB Quantico was a designated receiving site and has recently grown by over 2,700 personnel as a result of realigned defense investigative agencies on the West Side of the base.

These factors have encouraged the three counties surrounding the base - Stafford County, Prince William County, and Fauquier County - and MCB Quantico to collaborate on this Joint Land Use Study (JLUS). The JLUS is sponsored by Stafford County using a community compatibility grant program administered by the Office of Economic Adjustment (OEA) within DoD. The purpose of the JLUS is to balance military operations with economic development and growth objectives of the surrounding communities. Increased growth is a key priority for these communities but can also increase the

potential for complaints about military operations and can build pressure to modify base operations in ways that could negatively affect the training mission of the base. This study brings the communities and the base together to collectively discuss and cooperate on ways to minimize any adverse effects of growth both within the base boundaries and outside. Through this cooperative effort, the quality of life in the communities will be improved and the overall mission of the base protected for the benefit of all.

The JLUS has been conducted over an approximately 18-month period from January 2013 to June 2014. It has involved two committees established to oversee the planning process - a Policy Committee of elected officials, the Base Commander and a representative from the Virginia Governor’s Office, and a Technical Advisory Group (TAG) consisting of planning directors, county managers and other technical experts in environmental, transportation, public affairs and other issues potentially affected by the relationship between the base and the surrounding jurisdictions. The Committees have met almost a dozen times with the JLUS consultant team over the last year and a half to conduct a detailed land use analysis of the region and to develop recommendations for future steps to address growth and development issues affecting both the base and the jurisdictions.

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The JLUS is designed to promote desired community growth while supporting military training and operational missions at MCB Quantico.

*Source: Stafford County (RFP for Marine Corps Base Quantico JLUS), September 2012*



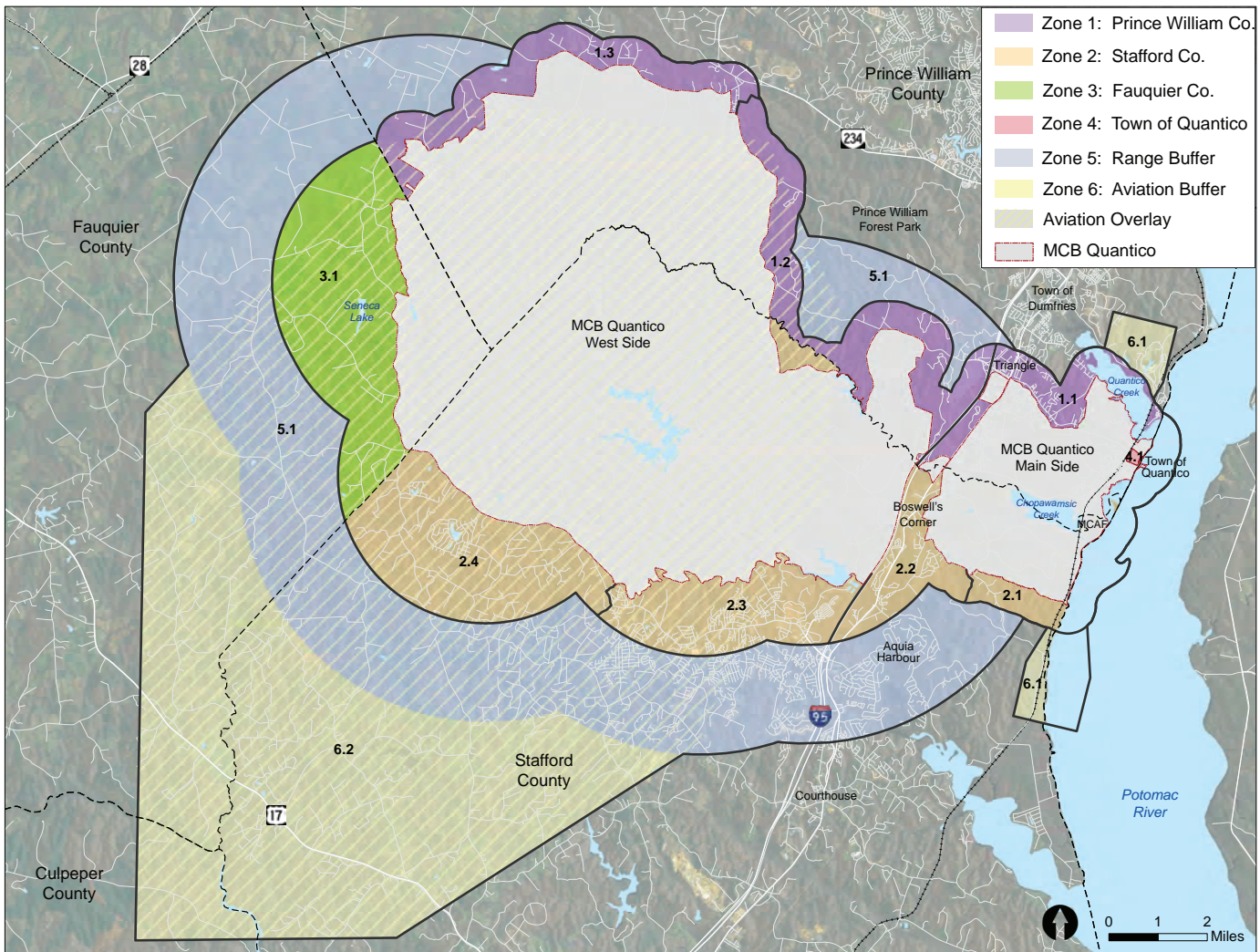
In addition, public meetings were held in all three counties during the planning period to receive citizen input and comment on the planning analysis and draft materials being developed for the final study.

Using this input, the JLUS was prepared with the following six sections included:

1. **Introduction** describing the methodology and process;
2. **Study Area Profile** providing a summary description of the base and region;
3. **Plans and Programs** describing planning tools and policies relevant to

the study for each jurisdiction, as well as at the regional and state level;

4. **MCB Quantico Military Operations** describing internal functions and plans, as well as ordnance and air operations potentially affecting the adjacent communities
5. **Military Influence Area Analysis** summarizing the extent of the area affected and potential land use compatibility recommendations;
6. **Implementation Plan** of recommendations to address impacts and compatibility issues associated with MCB Quantico.



**Figure ES.1** Military Influence Area Zones

Sources: Counties of Fauquier, Prince William, and Stafford, MCB Quantico, 2013

A key result of the JLUS is included in Chapter 5, the Military Influence Area Analysis. Due to the size and complexity of land uses on MCB Quantico, the degree to which activities on base affect the adjacent communities varies significantly from one location to another. Therefore, a Military Influence Area (MIA) was developed that is jurisdiction-specific and includes the land uses off base that could reasonably affect, or be affected by, military operations on base. This influence area is shown in Figure ES.1 and includes 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. The MIA is further divided into subzones which are appropriate for specific recommendations based on the degree of potential impact experienced from base operations and, conversely, the degree potential land use changes within these areas could affect base operations.

The study has concluded with jointly developed recommendations to address compatibility issues. A number of these are specific to the individual zones included in the MIA described above, while others are more policy oriented and affect the entire region. These recommendations are strategies for enhancing the relationship between MCB Quantico and the surrounding JLUS communities over time. They are not prescriptive but will be implemented at the jurisdiction and base level, following public input and leadership approval for any recommendations affecting land use or policy changes within each jurisdiction. The recommendations fall into eight different categories as follows:

- Coordination
- Communication
- Military Operations
- Transportation Systems
- Utility/ Municipal Services
- Virginia Legislative Initiatives
- Community Development/Planning
- Environmental/Conservation/Open Space

There are a total of 41 recommendations to be addressed over time among the JLUS

partners. These recommendations are included in Table ES.1. A lead organization is assigned to each recommendation to help with its implementation and participating parties are identified including other regional or state level agencies, as appropriate. A timeframe for addressing each recommendation is also provided.

In the case of MCB Quantico, a coordination group was established following the 2005 BRAC among the same JLUS parties included in this study, along with the respective regional planning commissions. This coordinating body was organized very similarly as the JLUS oversight committees and included a Quantico Regional Executive Steering Committee (QRESC) of senior leadership from the jurisdictions and the base, and a Quantico Regional Planning Team (QRPT) of technical staff from the jurisdictions and base. One of the first recommendations in this JLUS is to continue to use this previously established committee structure to help address the JLUS issues identified in this study and included in the recommendations. Military communities undertaking a JLUS do not usually have this type of coordinating body already established. The MCB Quantico region is fortunate that this organizational structure exists and can seamlessly continue the JLUS partnership effort in the years to come.

The JLUS also identified eight critical short-term recommendations to proceed with first. These are listed in Table ES.2 and are deemed to be the most important for implementation in the near-term and the most promising at addressing initial compatibility issues identified during the JLUS process.

As agreed to by all the parties participating in this study, MCB Quantico is a critical asset for the region and the nation. Balancing the base's objectives with the important economic development interests of the surrounding jurisdictions, as documented in this study, is a critical and timely effort to enhance the partnership among these jurisdictions and MCB Quantico for the long-term future.



*Coordination (CO)*



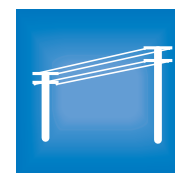
*Communication (CM)*



*Military Operations (MO)*



*Transportation Systems (TS)*



*Utility/Municipal Services (UM)*



*Virginia Legislative Initiatives (VL)*



*Community Development/Planning (CD)*



*Environmental/Conservation/Open Space (EC)*

**Table ES.1** MCB Quantico JLUS Recommendations

Recommendation		Military Influence Area Zones											
		1.1	1.2	1.3	2.1	2.2	2.3	2.4	3.1	4.1	5.1	6.1	6.2
CO.1	Continue to use the Quantico Regional Executive Steering Committee (QRESC) and Quantico Regional Planning Team (QRPT) as the standing mechanism to continue dialogue between MCB Quantico and the three surrounding jurisdictions on issues of mutual concern.												
CO.2	Update the QRESC and QRPT Charters to formalize joint consultation procedures among the JLUS partners for the long-term.												
CO.3	Establish mutual notification procedures for new development proposals in Military Influence Area Zones 1-4.	x	x	x	x	x	x	x	x	x			
CO.4	Incorporate mutual planning process where MCB Quantico and localities can participate in respective planning processes.												
CO.5	Through the QRESC/QRPT or other mechanism (e.g., Joint Round-table, etc.), share information on MCB Quantico space requirements and collaborate on ways to meet these requirements through on and off-base development, such as Enhanced Use Leases (EULs).												
CO.6	Develop a regional dialogue towards mitigation of environmental impacts and resource conservation (on and off base). This could be accomplished as an agenda item(s) through the QRESC/QRPT structure (see 1.1 above), involving regional and local agencies and organizations as appropriate.												
CM.1	Continue and expand range operations notification to as many outlets as possible to inform residents of expected noise and aviation impacts.												
CM.2	Establish a process to correlate noise complaints and comments with range operations. This should include U.S. Marine Corps (USMC), Federal Bureau of Investigation (FBI), Drug Enforcement Agency (DEA) and all other parties using the ordnance and demo ranges.												
CM.3	Ensure the base's communication plan emphasizes community awareness and provides creative opportunities for local community leaders (and the public) to understand mission activities.												
CM.4	Support advocacy groups (e.g., local chambers of commerce and regional affairs groups) within legal, ethical, and fiscal constraints in efforts to promote positive community/base relations. Develop programs of mutual interest specific to MCB Quantico and the surrounding jurisdictions.												

Lead Organization	Participating Partners	Action Steps	Timeframe
QRESC/ QRPT	All JLUS Partners	<ul style="list-style-type: none"> <li>- No action required</li> </ul>	Ongoing
QRESC/ QRPT	All JLUS Partners	<ul style="list-style-type: none"> <li>- Amend the Charters to include language recognizing a joint effort to oversee implementation of the JLUS recommendations</li> <li>- Review membership on the committees and amend the Charters accordingly</li> <li>- Review dates, time and locations for QRESC and QRPT meetings as stated in the Charters and amend as needed</li> <li>- Sign the revised Charters to continue the consultation process included in the JLUS</li> </ul>	Short-term
JLUS Counties, Town of Quantico	MCB Quantico	<ul style="list-style-type: none"> <li>- Formalize consultation procedures to obtain base input on all development projects within the defined MIA</li> <li>- Specifically, define which types of projects in the localities will require base consultation (e.g., plan changes, re-zonings, subdivision reviews, etc.)</li> <li>- Seek input from the base and consider the input in decision-making processes as required by the Virginia State Code</li> <li>- Base provides written input on proposals within the required timeframes</li> </ul>	Short-term
JLUS Counties, MCB Quantico	All JLUS Partners	<ul style="list-style-type: none"> <li>- Exchange information about upcoming infrastructure studies and plans</li> <li>- Localities/base to modify planning processes to include opportunity for base/community input early on – during development of alternatives and as part of final plan</li> <li>- Involve utilities and public works personnel in discussions</li> </ul>	Mid-term
QRESC/ QRPT	All JLUS Partners	<ul style="list-style-type: none"> <li>- Schedule an annual or bi-annual business Round Table or other appropriate forum at a suitable time and place for input from on and off base business leaders</li> </ul>	Mid-term
QRESC/ QRPT	All JLUS Partners	<ul style="list-style-type: none"> <li>- Convene a sub-committee of the QRPT dedicated to environmental issues</li> <li>- Seek input from local environmental organizations or governmental agencies to develop priorities and appropriate consultation topics</li> <li>- Develop a list of regional strategies the group can jointly implement to improve environmental quality</li> </ul>	Mid-term
MCB Quantico	All JLUS Partners	<ul style="list-style-type: none"> <li>- Base Public Affairs Office (PAO) to define additional media and social network outlets for notifications</li> <li>- Develop template for notices defining information elements</li> <li>- Localities to include notices on websites and social media venues</li> <li>- Seek feedback on effectiveness of notifications from localities and public (during surveys or other feedback mechanisms)</li> </ul>	Ongoing
MCB Quantico	MCB Quantico, FBI, DEA, Other Tenants Using Ranges	<ul style="list-style-type: none"> <li>- Review current procedures used by the PAO to record comments and complaints received at the base</li> <li>- Work with Range Operations to correlate comments with training schedules</li> <li>- Review results among the two offices and the Training and Education Command to determine if adjustments in training activities are needed or could be considered</li> </ul>	Short-term
MCB Quantico	All JLUS Partners	<ul style="list-style-type: none"> <li>- When appropriate, regularly hold tours for community leaders, particularly after election cycles, to demonstrate ordnance and weapons training and air operations at the base</li> <li>- Depending on staff availability and security procedures, hold open houses or other public visit days to educate community residents and visitors about the MCB Quantico mission</li> </ul>	Mid-term
QRESC/ QRPT	JLUS Counties, Fredericksburg MAC, Quantico-Belvoir Regional Business Alliance, local Chambers of Commerce	<ul style="list-style-type: none"> <li>- Using the QRESC/QRPT structure, designate representative(s) to coordinate with local military advocacy groups to schedule appropriate meetings, forums, business breakfasts/lunches, or other functions to educate leaders about MCB Quantico as well as on-base leadership about business opportunities for MCB Quantico employees and residents off-base</li> </ul>	Ongoing



**Table ES.1** MCB Quantico JLUS Recommendations

Recommendation	Military Influence Area Zones											
	1.1	1.2	1.3	2.1	2.2	2.3	2.4	3.1	4.1	5.1	6.1	6.2
CM.5	Update locality web sites to recognize the base, its mission, its location, links to the MCB Quantico web page, contact information for key organizations, and relevant base activities potentially involving the communities (as provided by MCB Quantico). Expand the MCB Quantico website to better communicate off-base community activities available to on-base personnel.											
MO.1	Pursue technical modeling to create official noise contours associated with MCB Quantico range operations. Update the Range Compatible Use Zone (RCUZ) study with new data and adjust JLUS Military Influence Zone boundaries as applicable.											
MO.2	Review the training requirements to support the size, location and extent of the MCB Quantico Military Operations Area (MOA). Make modifications as necessary to support safety requirements associated with current and projected platforms and training requirements.											
MO.3	Pursue funding or other options as available to provide an on-base ordnance and personnel route to reduce the safety impacts of transporting military ordnance off-base on civilian roads.											
TS.1	Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.											
TS.2	Jointly work together to improve traffic conditions at the Route 1 / Fuller Gate intersection through mutually agreed-upon road, gate and intersection improvements.											
TS.3	Jointly work together to provide additional rights-of-way for Route 1 widening and Russell Road ramps.											
TS.4	Using the QRESC/QRPT structure, cooperatively work together to analyze and review other road and transportation improvements affecting traffic around MCB Quantico.											
TS.5	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.											
TS.6	Coordinate with George Washington Regional Commission (GWRC) and other regional bodies to promote car pooling and other ride-sharing programs for MCB Quantico employees.											
TS.7	Pursue expansion of Fredericksburg Regional Transit (FRED) and Potomac & Rappahannock Transportation Commission (PRTC) bus service to employment centers on and off-base in southern Prince William County and northern Stafford County.											



Lead Organization	Participating Partners	Action Steps	Timeframe
JLUS Counties	MCB Quantico	<ul style="list-style-type: none"> <li>- Update community websites with links to the base key personnel contact information and noise reporting procedure</li> <li>- Update base website with locality links, noise impacts, and complaint procedures and contact</li> </ul>	Ongoing
MCB Quantico		<ul style="list-style-type: none"> <li>- Seek funding to update the RCUZ</li> <li>- Include noise modeling for peak impulse noise events in the updated RCUZ</li> <li>- Within the QRESC/QRPT structure, review the JLUS recommendations and make adjustments as appropriate in response to the RCUZ conclusions and noise modeling results</li> </ul>	Short-term
MCB Quantico		<ul style="list-style-type: none"> <li>- As part of the RCUZ Update process (see Recommendation MO.1), evaluate the existing and projected training requirements for the MOA</li> <li>- Within the QRESC/QRPT structure, review the JLUS recommendations and make adjustments As appropriate in response to the study result</li> </ul>	Mid-term
MCB Quantico	Stafford County, Fauquier County, Congressional delegation	<ul style="list-style-type: none"> <li>- Update preliminary siting for on-base ordinance route based on current and projected range use and locations</li> <li>- Develop Military Construction (MILCON) funding documentation and program this project in an upcoming MILCON cycle</li> </ul>	Long-term
MCB Quantico	JLUS Counties	<ul style="list-style-type: none"> <li>- Issue the TMP draft to Prince William, Stafford, and Fauquier Counties for review when the draft is submitted to the National Capital Planning Commission</li> <li>- The counties should provide reviews and comments on a timely basis</li> </ul>	Short-term
MCB Quantico	Prince William County, NAVFAC, VDOT	<ul style="list-style-type: none"> <li>- Involve Prince William County in the MCB Quantico design discussions related to the Fuller Road and Fuller Gate improvements</li> </ul>	Short-term
NAVFAC	Prince William County, Stafford County, MCB Quantico, VDOT	<ul style="list-style-type: none"> <li>- Identify additional right-of-way (ROW) required for Route 1 expansion</li> <li>- Establish a preliminary agreement for real estate transfers between the base and Stafford County to provide ROW needed for the road and intersection expansion</li> </ul>	Mid-term
QRESC/QRPT	JLUS Counties, MWCOG, NVRC, GWRC/FAMPO, VDOT	<ul style="list-style-type: none"> <li>- Through the QRESC/QRPT structure, road and intersection improvements should be discussed on a regular basis to help coordinate improvements among all affected parties (including the regional transportation agencies - Metropolitan Washington Council of Governments (MWCOG), Northern Virginia Regional Commission (NVRC), George Washington Regional Commission (GWRC), Fredericksburg Area Metropolitan Planning Organization (FAMPO) - and Virginia Department of Transportation (VDOT)</li> </ul>	Ongoing
VRE/CSX	MCB Quantico, Prince William & Stafford Counties, Town of Quantico, AMTRAK	<ul style="list-style-type: none"> <li>- Through the QRESC/QRPT structure, assign representatives or participate in planning efforts for the 3rd rail expansion through MCB Quantico</li> <li>- Maintain / expand shuttle service to base employment centers from the VRE commuter lot at Quantico as funding and staffing are available</li> </ul>	Mid-term
MCB Quantico	JLUS Counties, GWRC/FAMPO, NVRC, MWCOG	<ul style="list-style-type: none"> <li>- Assign a base representative, or the TMP Coordinator once established, to coordinate with regional and local organizations offering car-pooling service to employment centers within MCB Quantico</li> <li>- Establish websites, kiosks, notice boards and other methods at the base to encourage car-pooling as a commuting alternative</li> </ul>	Mid-term
MCB Quantico	Prince William County, Stafford County, FRED, PRTC	<ul style="list-style-type: none"> <li>- Assign a base representative, or the TMP Coordinator</li> <li>- Coordinate with Prince William County and PRTC to provide bus service to employment centers within MCB Quantico as feasible depending on ridership surveys</li> <li>- Work with Stafford County and FRED to increase bus service through Boswell's Corner and employment centers on Main Side and West Side as feasible depending on ridership surveys</li> </ul>	Long-term

**Table ES.1** MCB Quantico JLUS Recommendations (continued)

Recommendation		Military Influence Area Zones											
		1.1	1.2	1.3	2.1	2.2	2.3	2.4	3.1	4.1	5.1	6.1	6.2
TS.8	Coordinate with Federal Aviation Administration (FAA) and Stafford Regional Airport to reduce potential military/civilian airspace conflicts while supporting continued expansion of regional airport.		x	x			x	x	x		x		
TS.9	Coordinate to planning and development of the Potomac Heritage National Scenic Trail segments within the Route 1 corridor in Prince William and Stafford Counties, as well as other feasible bicycle/ pedestrian connections to and from the base.	x	x	x	x	x	x	x		x			
UM.1	Update the utility service agreement between MCB Quantico and Stafford County for shared water & sewer service, including projected MCB Quantico and Stafford growth as part of this update.				x	x	x						
UM.2	Develop a utility services agreement between MCB Quantico and Prince William County Service Authority to support water supply to the National Museum of Marine Corps (NMMC) campus.	x											
UM.3	Using the 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.	x	x	x	x	x	x	x	x	x			
UM.4	Consider amending the respective zoning regulations in Prince William and Stafford Counties as applicable to establish height restrictions for tall structures (cell towers, transmission lines, etc.) in Military Influence Area Zones 6.1 and 6.2 to avoid impacts to MCAF Quantico.											x	x
UM.5	MCAF Command Airspace Liaison Officer (CALO) will work closely with the jurisdictions to develop procedures serving the needs of MCB Quantico, MCAF Quantico and the adjacent localities.	x	x	x	x	x	x	x	x	x	x		
VL.1	Following completion of a noise study identifying noise contours, the QRESC should consider recommending amendments to State Code 15.2-2295 to expand the application of noise overlay zones, sound attenuation and real estate disclosure to impacts associated with range noise (not just aircraft noise). The modification should apply to any military installation in Virginia with noise-generating operations (not just air facilities or master jet bases).												
VL.2	Following completion of a noise study identifying noise contours, the QRESC should consider recommendations to amend the Virginia Construction Code 15.2-2286, Chapter 12, to allow the application of appropriate noise attenuation standards for impulsive sounds from small arms, large caliber weapons and demolition activity.												
CD.1	Revise the Comprehensive Plans in Prince William, Stafford and Fauquier Counties to incorporate the JLUS recommendations applicable to the JLUS Military Influence Area Zones 1 through 6.	x	x	x	x	x	x	x	x	x	x	x	x

Lead Organization	Participating Partners	Action Steps	Timeframe
Marine Corps Air Facility (MCAF) Quantico	Stafford County, FAA	<ul style="list-style-type: none"> <li>- Assign a base representative, or through the QRESC/QRPT structure, establish regular communication process between all affected parties to address Stafford Regional Airport expansion plans and to resolve airspace conflict issues affecting aviation operations at MCB Quantico</li> </ul>	Ongoing
National Park Service (NPS)	MCB Quantico, Prince William County, Stafford County	<ul style="list-style-type: none"> <li>- Through the QRESC/QRPT structure, coordinate with NPS and the surrounding jurisdictions to plan and develop the Potomac Heritage National Scenic Trail segments near the base</li> <li>- Through the QRESC/QRPT structure, develop access to and from on-base bike/pedestrian facilities, as well as gates for bicyclists and pedestrians, subject to base security requirements</li> <li>- Identify new funding sources and opportunities to include development of bike and pedestrian facilities within existing projects (e.g., Route 1, I-95, etc.)</li> </ul>	Long-term
Naval Facilities Engineering Command (NAVFAC)	MCB Quantico, Stafford County	<ul style="list-style-type: none"> <li>- Base and Stafford County representatives should continue to work together to update and sign this agreement</li> </ul>	Short-term
NAVFAC	Prince William County Service Authority, NMMC, MCB Quantico	<ul style="list-style-type: none"> <li>- Base and Prince William County Service Authority representatives should meet to discuss a potential water service agreement for NMMC</li> </ul>	Mid-term
QRESC/QRPT	MCB Quantico, JLUS Counties, Town of Quantico	<ul style="list-style-type: none"> <li>- Develop a support agreement between MCB Quantico and Stafford County for fire training services</li> <li>- Through the QRESC/QRPT structure, develop proposals for public-public service agreements on other services as determined mutually beneficial</li> </ul>	Short-term
MCAF Quantico	Prince William & Stafford Counties, Town of Quantico	<ul style="list-style-type: none"> <li>- Review current regulations</li> <li>- Review/confirm required MCAF height limits</li> <li>- Revise regulations as appropriate</li> </ul>	Mid-term
MCAF Quantico	JLUS Counties, Town of Quantico	<ul style="list-style-type: none"> <li>- Establish a notification and review process with the base for all proposed tall objects or other infrastructure that could interfere with base aviation operations</li> </ul>	Ongoing
QRESC/QRPT	Virginia Dept of Veterans Affairs & Homeland Security, Virginia Legislature, Local Realty Boards	<ul style="list-style-type: none"> <li>- Complete the updated base noise study as recommended in MO.1</li> <li>- Through the QRESC/QRPT structure, explore the viability and legal details of amending relevant State Code sections</li> </ul>	Long-term
QRESC/QRPT	Virginia Dept of Veterans Affairs & Homeland Security/Virginia Legislature	<ul style="list-style-type: none"> <li>- Complete the updated base noise study as recommended in MO.1</li> <li>- Through the QRESC/QRPT structure, explore the viability and legal details of amending relevant State Code sections</li> </ul>	Long-term
JLUS Counties		<ul style="list-style-type: none"> <li>- For each respective jurisdiction, review and include applicable JLUS maps and recommendations in the next iteration of comprehensive plans or plan updates</li> </ul>	Mid-term

**Table ES.1** MCB Quantico JLUS Recommendations (continued)

Recommendation	Military Influence Area Zones											
	1.1	1.2	1.3	2.1	2.2	2.3	2.4	3.1	4.1	5.1	6.1	6.2
CD.2	Based on additional noise data and input from MCB Quantico, consider revisions to the Prince William, Stafford and Fauquier County Comprehensive Plans to define areas that may be suitable for future real estate disclosure, sound attenuation or other measures to mitigate impacts from base operations.	x	x	x	x	x	x	x				
CD.3	Consider amendments to the Stafford County Comprehensive Plan to modify the Military Overlay Zone with allowable residential land uses and densities that are compatible with range operations in Military Influence Area Zones 2.3 and 2.4. Update the Stafford County Zoning Ordinance as necessary to implement any Comprehensive Plan Amendments.					x	x					
CD.4	In collaboration with MCB Quantico, determine the appropriate residential densities in the Boswell's Corner Redevelopment Area that meet County economic development goals and are compatible with MCB Quantico operations. Explore the potential for Boswell's Corner (JLUS Military Influence Area Zone 2.2) to be a TDR receiver site from TDR sending sites in other portions of Stafford County adjacent to the base (JLUS Military Influence Area Zones 2.1 and 2.4). If needed, amend the Comprehensive Plan and Zoning Ordinance accordingly.				x							
CD.5	Based on input from MCB Quantico, 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, 1.3, 2.1-2.4 , and 3.1, as applicable.	x	x	x	x	x	x	x				
CD.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, 1.3, 2.1-2.4 and 3.1, as applicable.	x	x	x	x	x	x	x				
EC.1	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, 2.1, 2.4 , 3.1 and 5.1.	x	x	x	x	x	x	x		x		
EC.2	Pursue Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs for future land conservation purposes in the three JLUS counties and utilize the programs to transfer development potential out of JLUS Military Influence Area Zones 1.2, 1.3, 2.1, 2.4 and 3.1 once established.	x	x	x			x	x				
EC.3	Using the QRESC/QRPT structure, cooperatively work together on stormwater management and other water quality initiatives for shared watersheds (see Recommendation CO.6).											
EC.4	Through coordination between Prince William County and MCB Quantico, pursue 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.	x										
EC.5	Establish semi-annual or annual planning forums with MCB Quantico and Prince William Forest Park (PWFP) to address issues of mutual concern.	x										



Lead Organization	Participating Partners	Action Steps	Timeframe
JLUS Counties	MCB Quantico, Local Realty Boards	<ul style="list-style-type: none"> <li>- Complete recommendation MO.1 to provide updated noise and RCUZ data to share with the localities</li> <li>- Based on step 1, each jurisdiction should review this data to determine applicability to the respective MIA zones within their county</li> <li>- Guidelines as applicable and desired by the respective communities should be addressed in the comprehensive planning process as these plans are prepared</li> </ul>	Long-term
Stafford County		<ul style="list-style-type: none"> <li>- Review current allowable uses with MIA Zones 2.3 and 2.4 to determine compatibility with MCB Quantico range operations</li> <li>- Through a public planning process, implement comprehensive plan amendments or updates to reflect this analysis</li> <li>- Through a public planning process, implement revisions to the Stafford Zoning Ordinance to reflect comprehensive plan recommendations</li> </ul>	Long-term
Stafford County	MCB Quantico	<ul style="list-style-type: none"> <li>- Continue discussions between Stafford County and base representatives regarding appropriate land use densities and allowable uses within the Boswell's Corner area</li> <li>- Coordinate on planned transportation improvements including vehicular and bicycle/pedestrian circulation and transit services serving employment centers in the Boswell's Corner area</li> <li>- Consider amending the Boswell's Corner Redevelopment Area (RDA) Plan as appropriate based on these discussions</li> </ul>	Mid-term
JLUS Counties	MCB Quantico	<ul style="list-style-type: none"> <li>- Review sound attenuation guidelines appropriate for public facilities with noise sensitive uses</li> <li>- Complete the updated base noise study as recommended in MO.1</li> <li>- Based on updated noise data, develop sound attenuation guidelines for noise sensitive public buildings applicable to the respective MIA Zones within each JLUS jurisdiction</li> </ul>	Mid-term
JLUS Counties	MCB Quantico	<ul style="list-style-type: none"> <li>- MCB Quantico should provide guidelines for lighting controls applicable to their night training activities</li> <li>- Based on these guidelines, develop lighting guidelines or standards applicable to the respective MIA Zones within each county</li> </ul>	Mid-term
MCB Quantico	JLUS Counties, NAVFAC Real Estate, local conservation organizations	<ul style="list-style-type: none"> <li>- Through the QRESC/QRPT structure, collaborate with local conservation partners to identify potential properties for conservation</li> <li>- Pursue REPI or other conservation funding sources to establish easements or other means to limit development on priority parcels</li> </ul>	Ongoing
JLUS Counties		<ul style="list-style-type: none"> <li>- Establish TDR or PDR programs where not available</li> <li>- For TDRs, review potential properties for these programs in land areas near the MCB Quantico ranges (for sending) and developed areas away from these noise sources (for receiving)</li> <li>- For PDRs, review potential properties in land areas near the MCB Quantico ranges for conservation as funding is available</li> </ul>	Long-term
QRESC/QRPT	All JLUS Partners	<ul style="list-style-type: none"> <li>- Through the QRESC/QRPT structure, review storm water and water quality initiatives affecting both the JLUS counties and MCB Quantico</li> <li>- Develop a strategy for cooperation on shared water quality requirements</li> </ul>	Mid-term
MCB Quantico	Prince William County, U.S. Army Corps of Engineers	<ul style="list-style-type: none"> <li>- Prince William County and base representatives should meet to discuss potential improvements to Little Creek</li> <li>- Review potential improvements with affected landowners</li> <li>- Seek funding through federal, state and/or local funding sources for agreed upon priority improvements</li> </ul>	Mid-term
MCB Quantico	Prince William Forest Park	<ul style="list-style-type: none"> <li>- Establish a schedule for meetings between PWFP and MCB Quantico leadership</li> <li>- Hold meetings to coordinate on issues of mutual concern</li> </ul>	Ongoing

**Table ES.2** Priority Recommendations

Recommendation		Lead Organization	Participating Partners
CO.2	Update the QRESC and QRPT Charters to formalize joint consultation procedures among the JLUS partners for the long-term.	QRESC/QRPT	All JLUS Partners
CO.3	Establish mutual notification procedures for new development proposals in Military Influence Area Zones 1-4.	JLUS Counties, Town of Quantico	MCB Quantico
CM.2	Establish a process to correlate noise complaints and comments with range operations. This should include USMC, FBI, DEA and all other parties using the ordnance and demo ranges.	MCB Quantico	MCB Quantico, FBI, DEA, Other Tenants Using Ranges
MO.1	Pursue technical modeling to create official noise contours associated with MCB Quantico range operations. Update the RCUZ with new data and adjust JLUS Military Influence Area as applicable.	MCB Quantico	
TS.1	Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.	MCB Quantico	JLUS Counties
TS.2	Jointly work together to improve traffic conditions at the Route 1 / Fuller Gate intersection through mutually agreed-upon road, gate and intersection improvements.	MCB Quantico	Prince William County, NAVFAC, VDOT
UM.1	Update the utility service agreement between MCB Quantico and Stafford County for shared water and sewer service, including projected MCB Quantico and Stafford growth as part of this update.	MCB Quantico	Stafford County
UM.3	Using the 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.	QRESC/QRPT	MCB Quantico, JLUS Counties, Town of Quantico

For a copy of the final JLUS document and for further information, please see the MCB Quantico JLUS website at:

[www.staffordcounty.gov/quanticojlus](http://www.staffordcounty.gov/quanticojlus)

The following points of contact for the project are also available for more information:

- **Stafford County:** Kathy Baker, kbaker@staffordcountyva.gov, 540-658-8668
- **Prince William County:** Ray Utz, rutz@pwcgov.org, 703-792-6846
- **Fauquier County:** Kimberley Fogle, kimberley.fogle@fauquiercounty.gov, 540-422-9200
- **Marine Corps Base Quantico:** Steve Hundley, steve.hundley@usmc.mil, 703-784-5927

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### MCB Quantico Joint Land Use Study Project Overview

Stafford, Prince William, and Fauquier Counties and Marine Corps Base (MCB) Quantico have partnered to develop a Joint Land Use Study (JLUS) to examine land uses in and around MCB Quantico and develop recommendations encouraging collaboration and compatibility between the base and the localities. The JLUS is sponsored by Stafford County and administered by the Office of Economic Adjustment (OEA) within the Department of Defense. The fiscal agent for the grant is Stafford County. The JLUS partners contracted AECOM, Kinker Design Associates, P.C., and Travesky & Associates, Ltd to lead the JLUS process.

Known as "The Crossroads of the Marine Corps," every Marine Officer has trained at MCB Quantico, and the base continues to be a critical asset for the Department of Defense while providing major employment and economic benefit to the surrounding communities. The majority of MCB Quantico's land area is devoted to training and operations featuring live-fire ranges, navigational ranges, an airfield, and other training and operational facilities. With a weekday population of approximately 25,000 military and civilian personnel and over 90-square miles of land, MCB Quantico has a major presence in the region. The areas in Stafford, Prince William, and Fauquier Counties that surround the base vary from rural areas to vibrant suburban/urban communities. This region also includes the I-95/U.S. Route 1 corridor, which is one of the state's most significant transportation corridors and one of the fastest growing areas in the Commonwealth. The JLUS will document existing and future missions at the base, as well as current and planned land use, development proposals, and policies in the adjacent localities. The study will explore the impacts of local land use policies or proposals on the base mission and will also evaluate the impacts of base operations on the localities. The planning effort will lead to mutually-agreed upon recommendations that encourage compatible growth and a sustained collaborative planning framework that fosters compatible growth on the installation and in the surrounding localities.

The JLUS will be developed from January to December 2013 and managed by a Policy Committee and a Technical Advisory Group (see member list to the right) composed of representatives from all partner entities. The Policy Committee and Technical Advisory Committee will meet several times during the planning process.

JLUS Website <http://www.staffordcounty.gov/quanticojlus>

