

MCB Quantico
Joint Land Use Study

Public Meetings

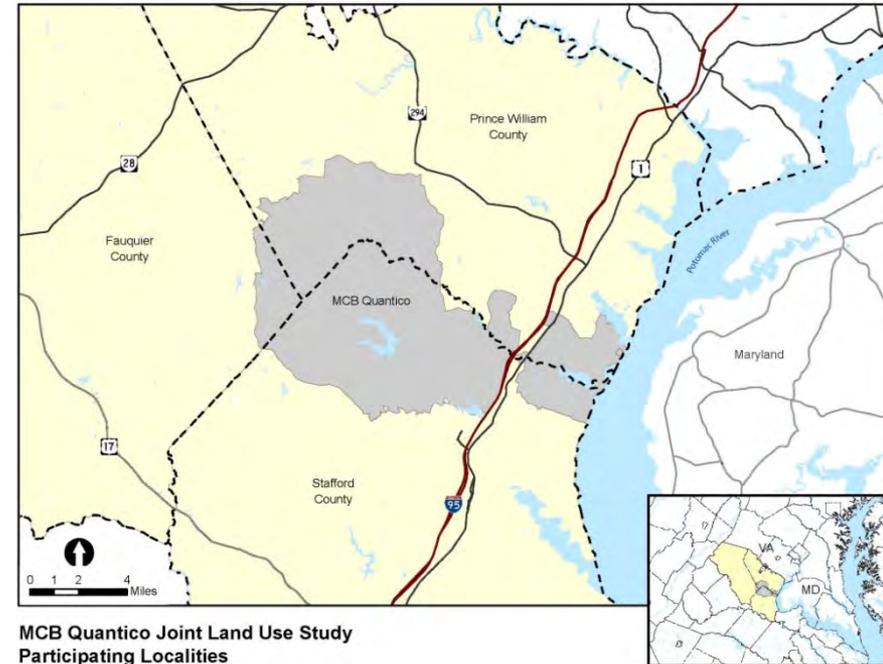
December 2013

Meeting Agenda

- Project Purpose / Status
- Review of Preliminary Recommendations
- Schedule / Next Steps
- Questions / Answers

Project Context

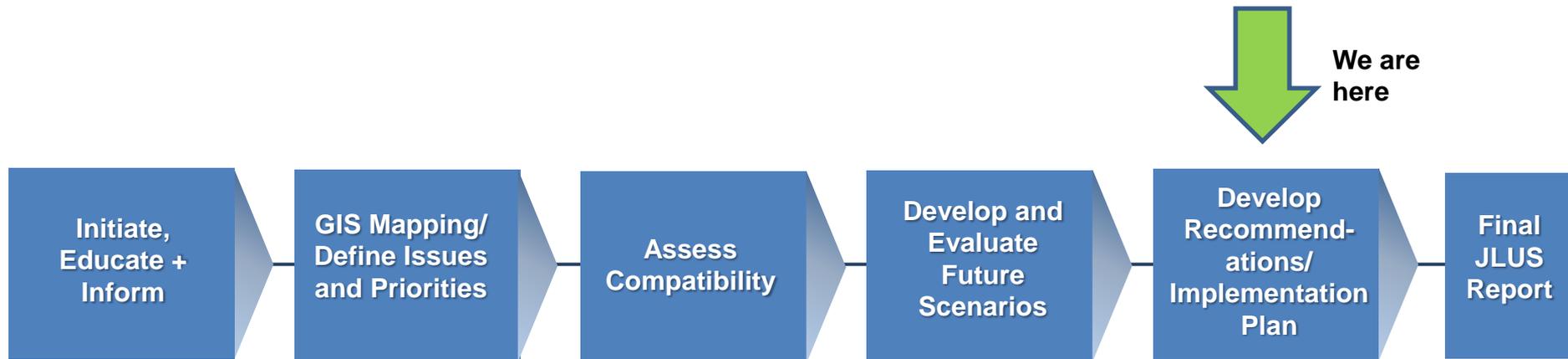
- Cooperative planning effort among the local governments and military installation:
 - Stafford County
 - Prince William County
 - Fauquier County
 - MCB Quantico
- Provide a policy framework to:
 - Minimize incompatible land development
 - Safeguard military mission
 - Protect public health, safety & welfare
 - Support economic development in the region
- Sponsored by Stafford County
- Part of a nationwide Compatible Use Program administered by DoD's Office of Economic Adjustment (see <http://www.oea.gov>)



MCB Quantico Joint Land Use Study
Participating Localities

Project Scope

1. Project Initiation
2. Inventory & Mapping
3. Analysis of Land Use and Potential Conflicts with Military Mission
4. Analysis of Future Development Potential in Study Area
5. Land Use Policy and Regulations Recommendations
6. Implementation Plan, Action Steps & Ongoing Monitoring
7. Final Report



Opportunities for Input

- Stakeholder Interviews
- Public Meetings
 - May/June: All 3 Counties
 - Dec 9: Stafford County
 - Dec 11: Fauquier County
 - Dec 17: Prince William County
- Comment
 - By e-mail to quanticojlus@aecom.com
- Website:
 - www.staffordcountyva.gov/quanticojlus
- Meeting notices provided through project flyers, newspaper ads, social media, website announcements, email blasts, press releases, public service announcements



Points of Contact

JLUS Policy Committee

Ty Schieber	Stafford County, Chair
Dan Choike	Stafford County
Maureen Caddigan	Prince William County, Vice-Chair
Wally Covington	Prince William County
Lee Sherbeyn	Fauquier County
Dell Ennis	Fauquier County
Col David Maxwell	MCB Quantico
Col Roarke Anderson	MCB Quantico
Kevin Brown	Town of Quantico
Mike Coleman	Virginia Secretary of Veterans Affairs & Homeland Security

The Policy Committee represents elected officials from the participating jurisdictions, the military installation leadership, and senior representatives from other interested and affected agencies and the State. The Policy Committee is responsible for the overall direction of the JLUS, approval of the budget, preparation and approval of the study design, approval of draft and final written reports, approval of policy recommendations, and monitoring implementation of the adopted policies.

JLUS Technical Advisory Group Leadership

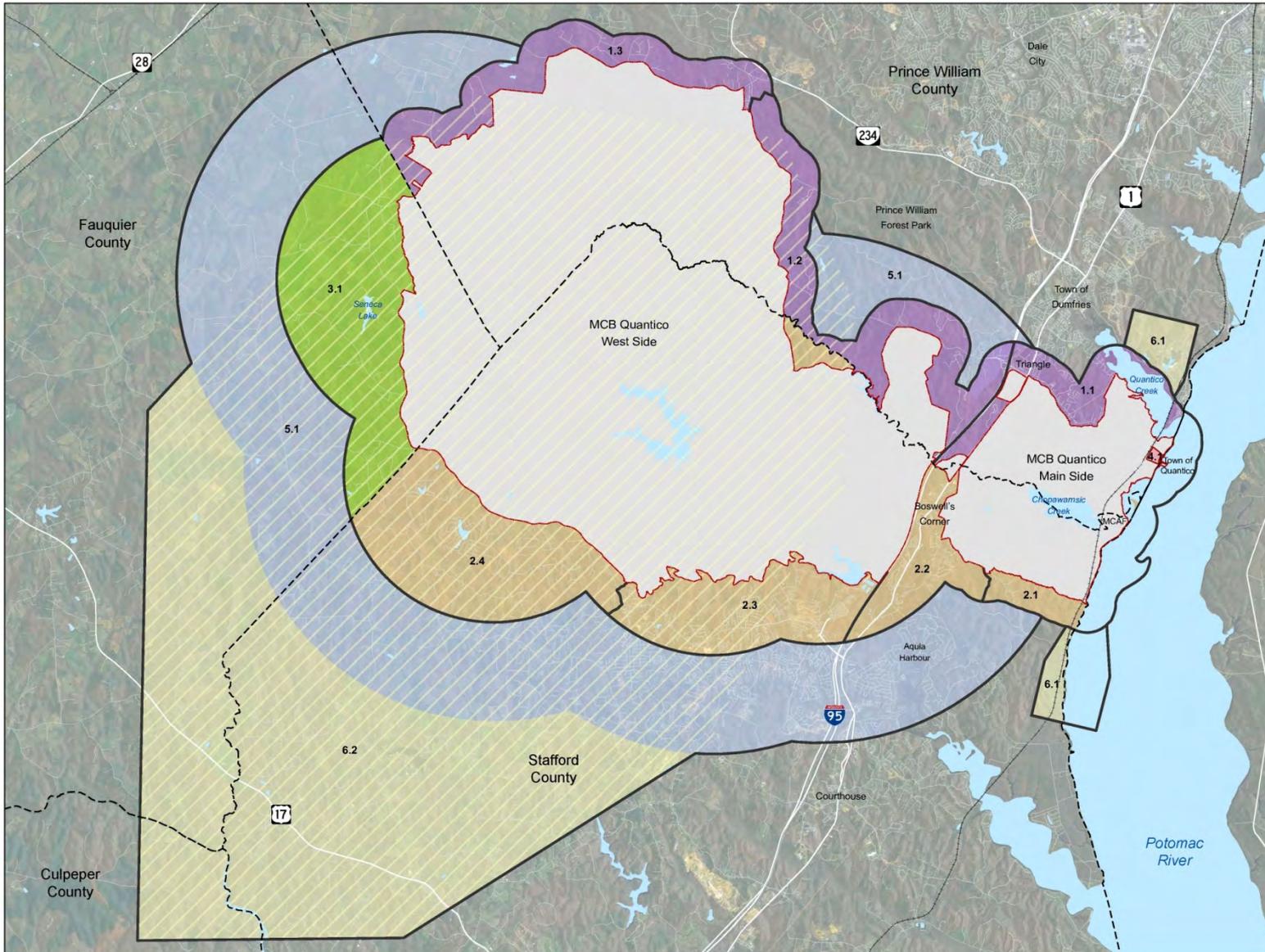
Kathy Baker	Stafford County, Chair
Ray Utz	Prince William County
Kimberley Fogle	Fauquier County
Steve Hundley	MCB Quantico, Vice Chair

The TAG is composed of subject matter experts representing each participating jurisdiction including the base. It provides background information and addresses technical issues and alternatives and reviews report development and recommendations.

JLUS Consultants

Richard Dorrier, Bill Wilbert	AECOM
Eileen Carroll	Rinker Design Associates
Denise Nugent, Tania Cunha	Travesky & Associates

JLUS Military Influence Area



Military Influence Areas MCB Quantico JLUS

Legend

MIA Sub-Areas

- Zone 1: Prince William Co.
- Zone 2: Stafford Co.
- Zone 3: Fauquier Co.
- Zone 4: Town of Quantico
- Zone 5: Range Buffer
- Zone 6: Aviation Buffer
- Aviation Overlay
- MCB Quantico



October 17, 2013

MCB Quantico Draft JLUS Recommendations

- Developed based on other military community precedents and MCB Quantico TAG input
- **Preliminary** – subject to Policy Committee review and public input
- **Non-binding** – implemented through standard public review processes by the jurisdictions following the JLUS

- **Eight categories:**



Coordination



Transportation



Community Development /
Planning



Communication



Utilities / Municipal
Services



Environmental / Conservation /
Open Space



Military
Operations



Virginia
Legislation

- **Responsible parties**

- MCB Quantico
- Jurisdictions
- State
- Outside/Collaborating Organizations (MWCOC, NVRC, VDOT, etc.)

- **Time frame for implementation**

- On-going: underway now
- Short-term: < 2 years
- Mid-term: 2-5 years
- Long-term: > 5 years



Strategy: Improve communication and coordination between jurisdictions and military base to share information and provide latest/updated information

Example: Naval Air Station Fort Worth, Joint Reserve Base (NAS Fort Worth, JRB)

- JLUS established Regional Coordination Committee (RCC)
- Set up RCC Development Review Web Tool
 - Meets state law consultation requirements
 - Provides voluntary peer review process
 - Clearinghouse to discuss various project types including parcel-specific zoning changes, height obstructions, site plan applications, etc...
 - System users include voting members of the RCC and staff, NAS Fort Worth, JRB staff, and Council of Governments staff
 - Each project uploaded for review by a system user includes contact information, project location information based on county appraisal district identifying numbers, a project description, and a deadline for comments

NCTCOG
North Central Texas Council of Governments

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transportation

Home > Transportation
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RCC Development Review Web Tool - Project Details and Comments

Project Details

Use +/- control to zoom
Drag map to pan

Legend

- Project Parcel(s)
- NAS JRB Base Boundary
- NAS JRB Clear Zones
- NAS JRB APZ I
- NAS JRB APZ II
- Noise Contours
 - 65dB
 - 70dB
 - 75dB
 - 80dB
 - 85dB

The parcels used in this map are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries.

Contact Information:

Name	Suzanne Meason
Title/Position	P&Z Coordinator
Entity	City of Lake Worth
E-mail	smeason@lakeworthtx.org
Phone	(817) 237-1211 x 111

Project Number: 049

Parcel ID(s): 18090-4R-25, 18090-4R-29R

Project Description: Application for a replat of 2 residential lots into 1 lot for the addition of a garage/workshop.

Date Submitted: 3/1/2013 3:41:27 PM

Deadline for Comments: 3/13/2013



Example: NAS Oceana

- City of Virginia Beach and NAS Oceana signed a MOU establishing procedures for project review
- City and Oceana staff jointly review proposals and advise City Council of determinations
- City established a website to provide info on business relocation from APZ-1 Clear Zones

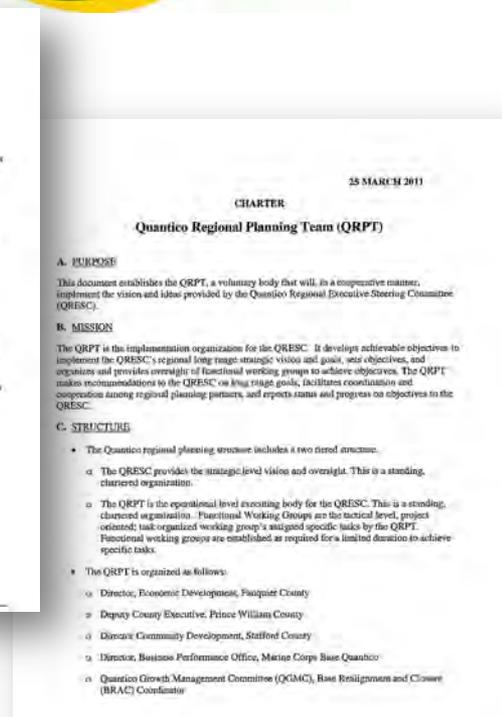
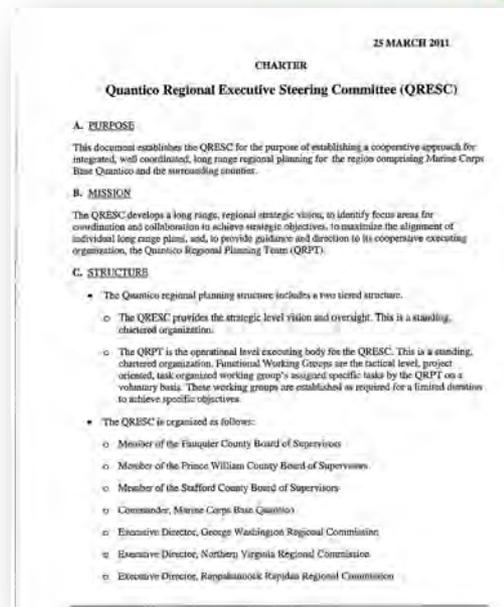


www.YesOceana.com

JLUS Recommendations: Coordination



- 1.1 Continue to use QRESC / QRPT as JLUS coordinating committee
- 1.2 Update the QRESC / QRPT Charters
- 1.3 Establish notification process for development projects near the base
- 1.4 Participate in mutual planning process
- 1.5 Share ways to meet tenant space requirements on and off-base
- 1.6 Share information on environmental impacts and resource conservation





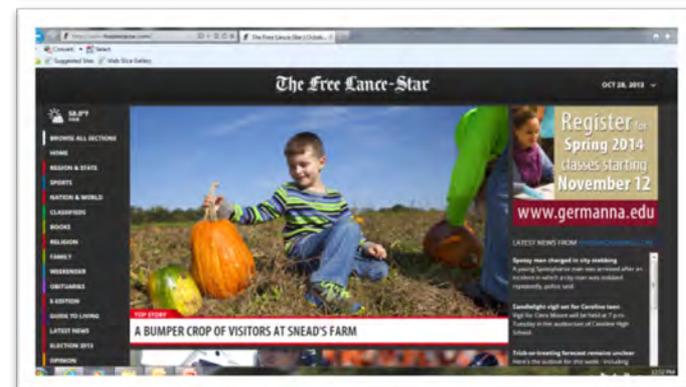
2.1 Expand range operations & training notifications

2.2 Establish process to correlate complaints with range ops

2.3 Educate community leaders

2.4 Support local military advocacy groups

2.5 Enhance local websites about base activities

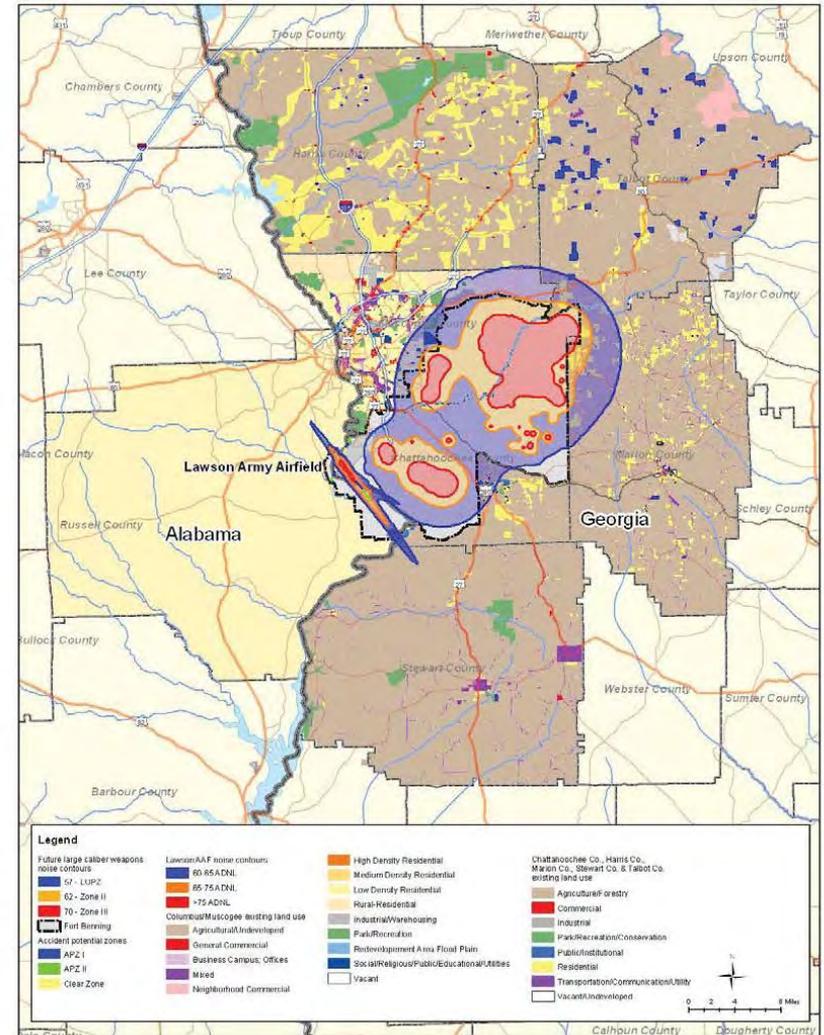




Strategy: Revise military operations (without affecting training missions) to reduce impacts on local communities

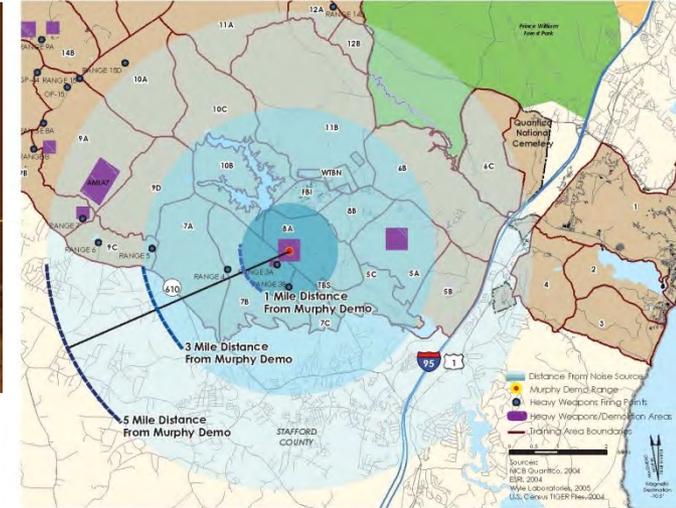
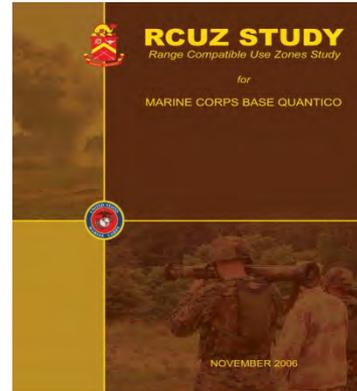
Example: Fort Benning, GA

- Adopted a "Fly Neighborly Program" which works to reduce noise by training Army helicopter pilots on how to reduce noise complaints when flying in developed areas
- Through this program, information on the ascent and descent angles, power settings, and turn radii most likely to generate high noise levels is provided to pilots
 - No fly areas have been established around known noise-sensitive areas in the Fort Benning area
 - Control procedures for aircraft that are designed to avoid or reduce noise include:
 - Use of established traffic patterns, corridors and routes, and designated altitudes
 - Avoidance of built up areas by maintaining a 1000 feet above ground altitude (AGL)
 - Avoidance of towns, cities, and villages, except when operating in approved corridors



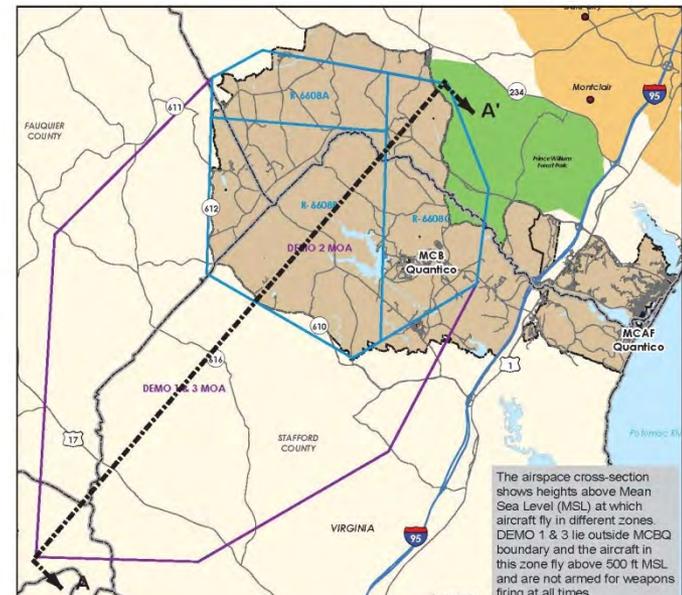


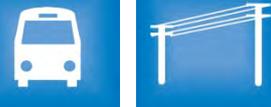
3.1 Perform noise modeling to establish noise contours and update Range Compatibility Use Zone (RCUZ) study with new data



3.2 Review training requirements for Military Operations Area (MOA)

3.3 Pursue funding or other options for on-base ordnance route

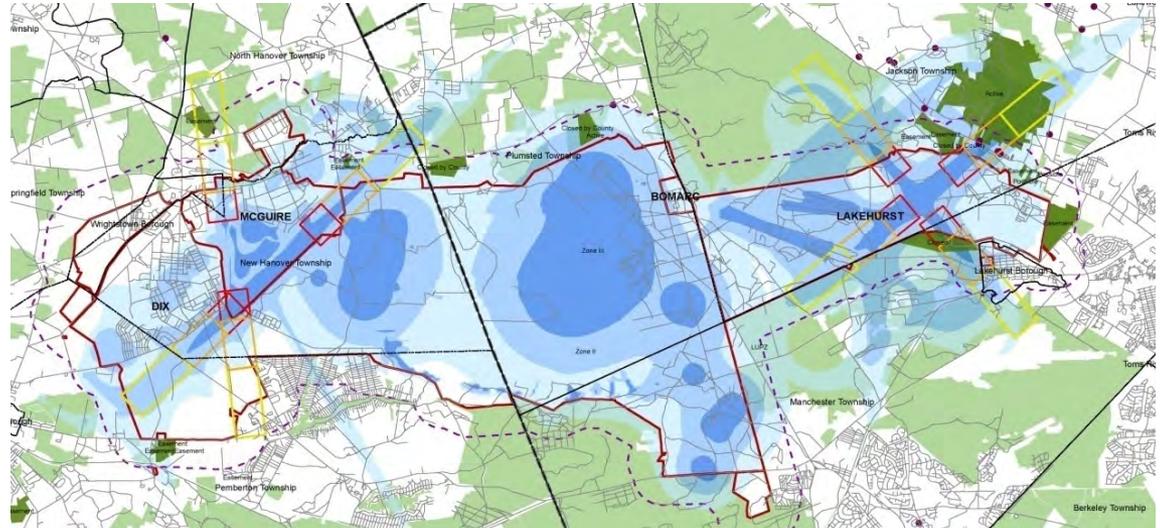




Strategy: Cooperate on local infrastructure projects to share services, enhance transportation and utilities systems, and improve conditions for employees and residents

Example: Joint Base McGuire Dix Lakehurst

- Mission changes as a result of 2005 BRAC created major transportation issues around the base
- 2009 JLUS identified transportation and shared sewer systems as a priority issue and recommended further study
- OEA sponsored two follow-on studies: a *Regional Mobility Study* and a *Regional Wastewater & Growth Management Plan* to help coordinate locality-base infrastructure improvements



AICUZ	Noise Levels	Noise Complaints
CZ	Zone III	Preserved Land
APZ I	Zone II	CDP Properties
APZ II	LUPZ	





Example: Fort Belvoir

- BRAC created major transportation issues
- Transportation initiatives implemented since 2005:
 - Funding for Route 1 corridor improvements
 - Walkable community development
 - Additional bus service on-base
 - Bus connections to Metro & VRE stations
 - Construction of bike lanes, sidewalks, etc.
 - TMP coordinator



JLUS Recommendations: Transportation

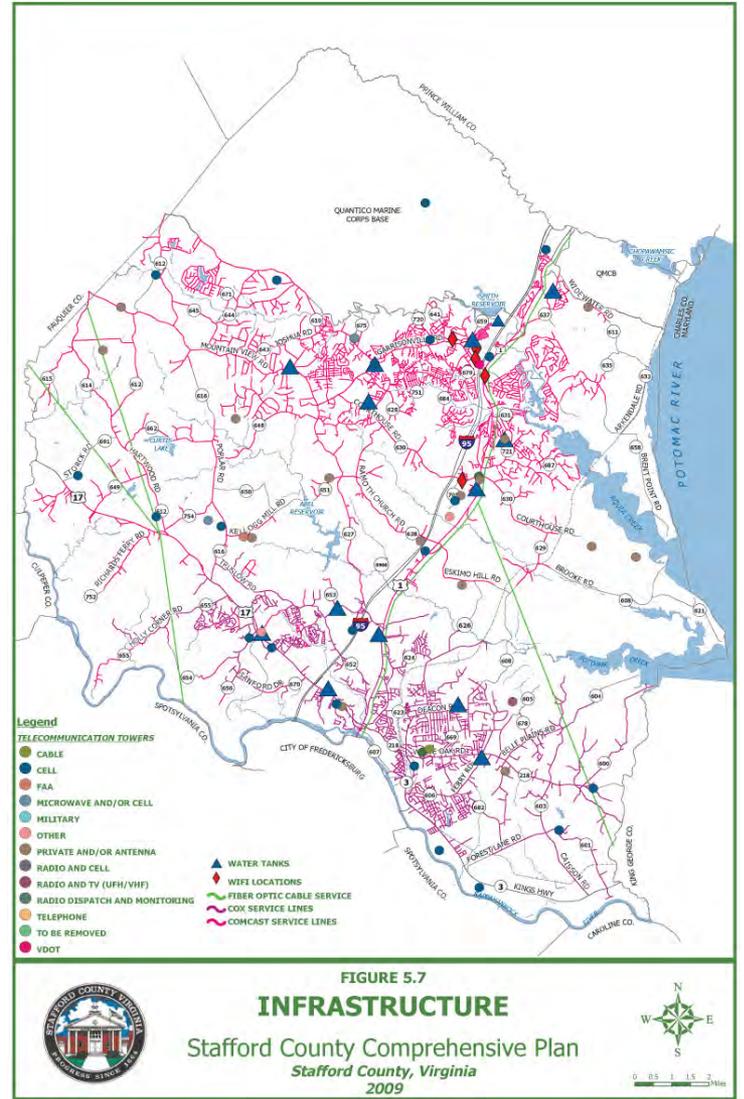


- 4.1 Include jurisdictions in Draft MCB Quantico Transportation Management Plan (TMP) review
- 4.2 Work together on Route 1 / Fuller Rd /Fuller Gate intersection
- 4.3 Work together on Route 1 / Russell Road intersection
- 4.4 Work together on other road / intersection improvements around the base
- 4.5 Coordinate on VRE/3rd rail expansion
- 4.6 Coordinate on carpooling & ride sharing
- 4.7 Pursue expanding FRED & PRTC service to base
- 4.8 Coordinate with FAA on Stafford Regional Airport
- 4.9 Coordinate on Potomac Heritage National Scenic Trail





- 5.1 Update utility service agreement with Stafford County
- 5.2 Develop utility service agreement with Prince William County (for Museum campus)
- 5.3 Collaborate on other shared services; work together on a joint fire and rescue training facility
- 5.4 Establish height restrictions for cell towers / other tall objects and update zoning documents
- 5.5 Work together on airspace issues





Strategy: Pass enabling legislation to include military ranges, not just airports, in Virginia state codes

Example: Code of Virginia

- §15.2-2295 Aircraft Noise Attenuation Features in Buildings and Structures within Airport Noise Zones (current code)
 - Any locality in whose jurisdiction is located Master Jet Base, licensed airport or US Government or military air facility may adopt and enforce building regulations relating to installation of acoustical treatment measures
 - Locality may adopt one or more overlay noise zones
 - A statement shall be placed on all recorded surveys, subdivision plats and all final site plans after Jan 1, 2003 giving notice that parcel is partially or wholly within an airport noise overlay zone
- Localities can define 'air facility' and noise zones
- Code **only** addresses air noise contours / lacks connection to ordnance or explosives testing contours



Example: 2009 Virginia Construction Code (effective March 1, 2011)

- Sound attenuation when DNL greater than or equal to 65 dBA
- Structures designed and constructed to limit interior noise to no greater than 45 DNL

CHAPTER 12

INTERIOR ENVIRONMENT

Add the following definitions to Section 1202.1 of the IBC:

DAY-NIGHT AVERAGE SOUND LEVEL (LDN). A 24-hour energy average sound level expressed in dBA, with a 10 decibel penalty applied to noise occurring between 10 p.m. and 7 a.m.

SOUND TRANSMISSION CLASS (STC) RATING. A single number characterizing the sound reduction performance of a material tested in accordance with ASTM E90-90, "Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions."

Change Section 1207.1 of the IBC to read:

1207.1 Scope. Sections 1207.2 and 1207.3 shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units or between dwelling units and adjacent public areas such as halls, corridors, stairs or service areas. Section 1207.4 applies to the construction of the exterior envelope of Group R occupancies within airport noise zones and to the exterior envelope of Group A, B, E, I and M occupancies in any locality in whose jurisdiction a United States Master Jet Base is located or any adjacent locality when such requirements are enforced by a locality pursuant to Section 15.2-2295 of the Code of Virginia.

Add Section 1207.4 to the IBC to read:

1207.4 Airport noise attenuation standards. Where the Ldn is determined to be 65 dBA or greater, the minimum STC rating of structure components shall be provided in compliance with Table 1207.4. As an alternative to compliance with Table 1207.4, structures shall be permitted to be designed and constructed so as to limit the interior noise level to no greater than 45 Ldn. Exterior structures, terrain and permanent plantings shall be permitted to be included as part of the alternative design. The alternative design shall be certified by an RDP.

Add Table 1207.4 to the IBC to read:

**TABLE 1207.4
AIRPORT NOISE ATTENUATION STANDARDS**

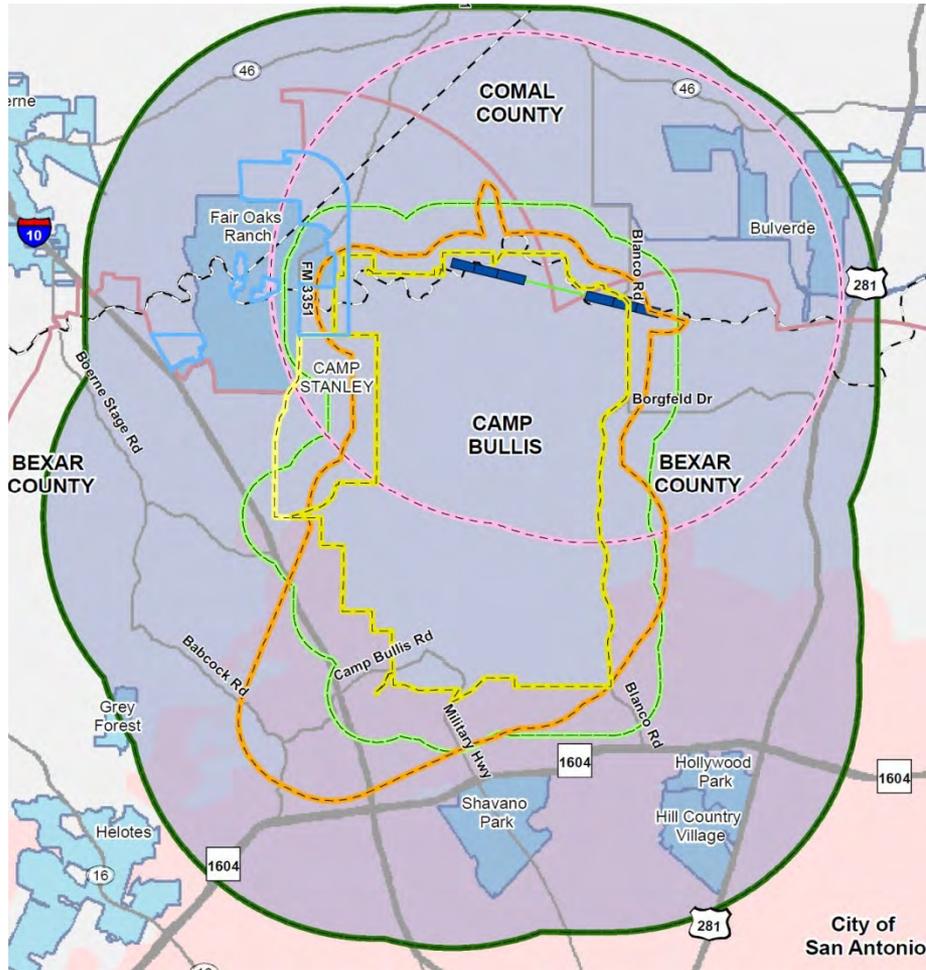
LDN	STC OF EXTERIOR WALLS AND ROOF/CEILING ASSEMBLIES	STC OF DOORS AND WINDOWS
65-69	39	25
70-74	44	33
75 or greater	49	38



6.1 After noise study, consider recommending amendments to the State Code to allow overlay zones, sound attenuation and real estate disclosure in areas around MCBQ

6.2 After noise study, consider recommending amendments to the State Construction Code to allow sound attenuation

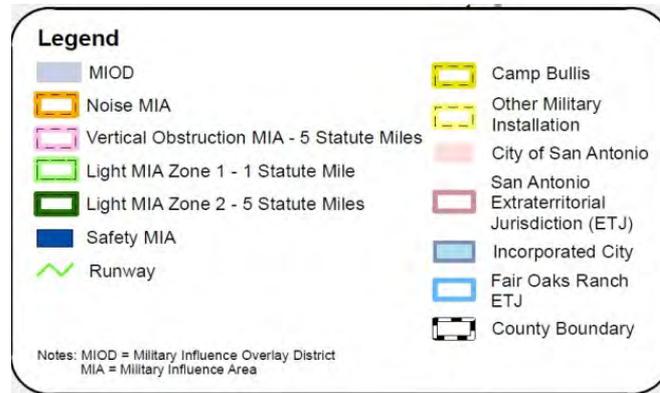




Strategy: Comprehensive plans and local zoning codes can establish compatibility guidelines around military bases

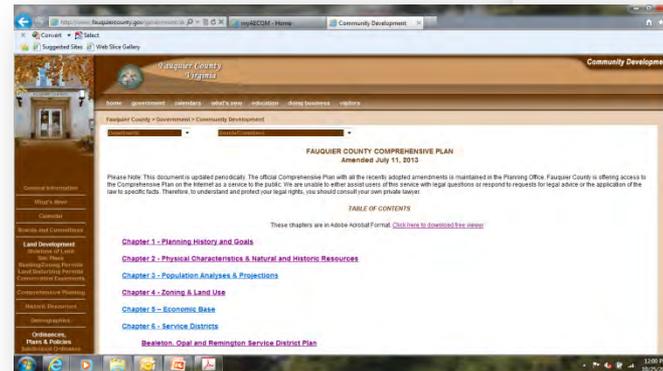
Example: Camp Bullis, TX

- Established Military Influence Overlay District (MIOD)
 - Light Military Influence Area (MIA)
 - Light MIA Zone 1 (1 statute mile)
 - Light MIA Zone 2 (5 statute miles)
 - Noise MIA
 - Vertical Obstruction MIA
 - Safety MIA





- 7.1 Revise Prince William, Stafford & Fauquier Comprehensive Plans to include JLUS results
- 7.2 Based on noise study, consider revisions to Comp plans to address real estate disclosure, lighting & sound attenuation
- 7.3 Amend Stafford Comprehensive Plan residential uses in western part of county
- 7.4 Amend Stafford County's Boswell's Corner Redevelopment Area Master Plan
- 7.5 Based on input from MCBQ, develop sound attenuation standards / guidelines
- 7.6 Based on input from MCBQ, develop lighting standards / guidelines



Stafford County
Virginia

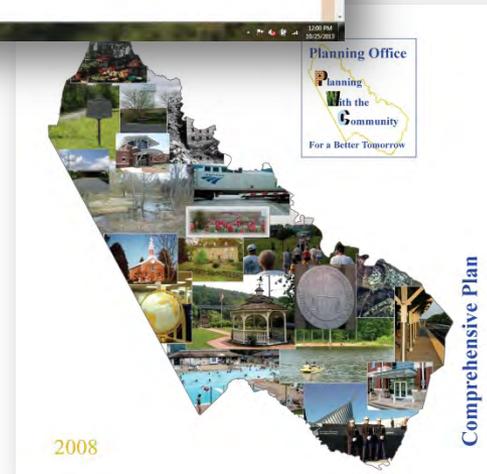
Comprehensive Plan 2010-2030



Prepared By:
County Planning Commission

December 14, 2010

Latest Amendments:
June 7, 2011
January 17, 2012

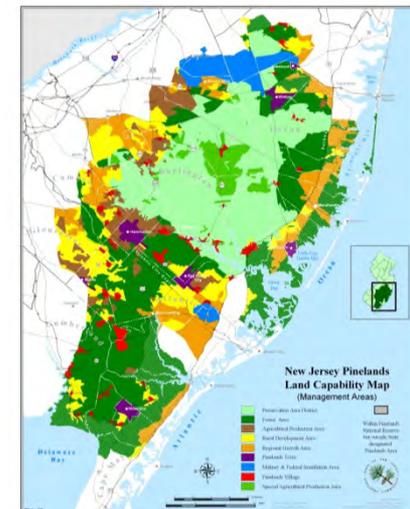
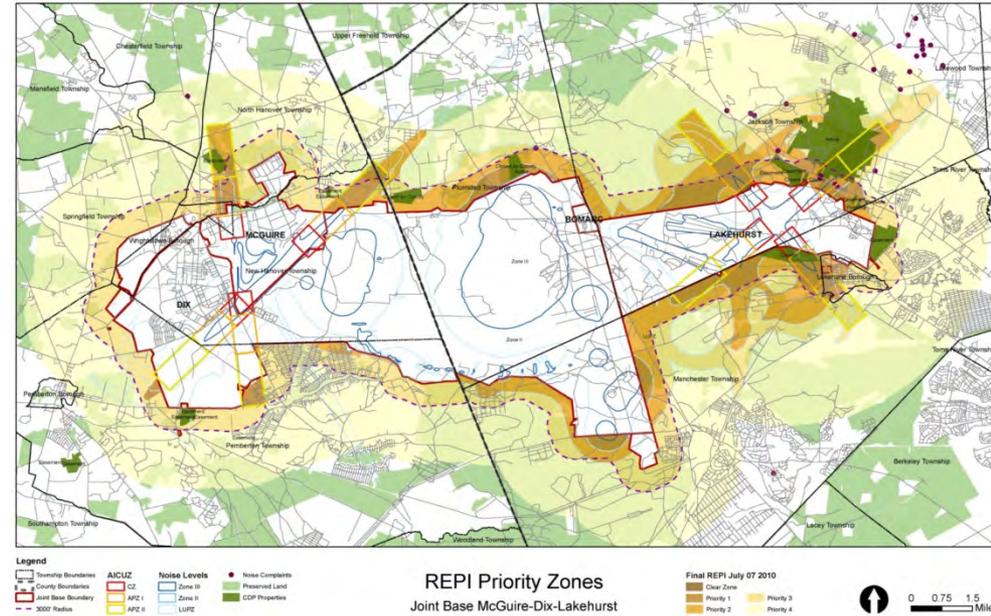




Strategy: Pursue conservation lands to protect resources and serve as buffer for military operations

Example: Joint Base McGuire Dix Lakehurst

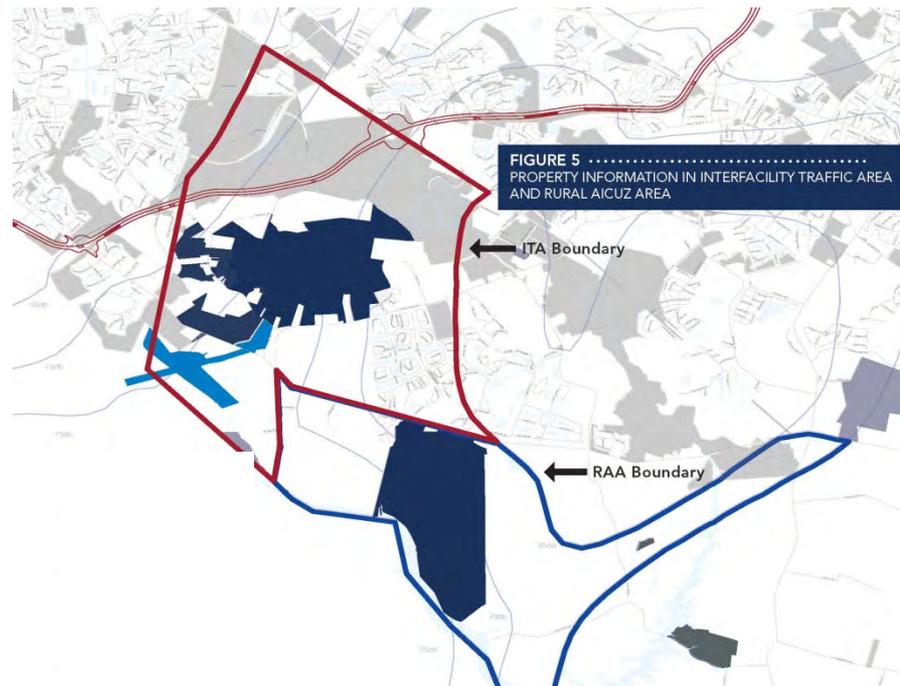
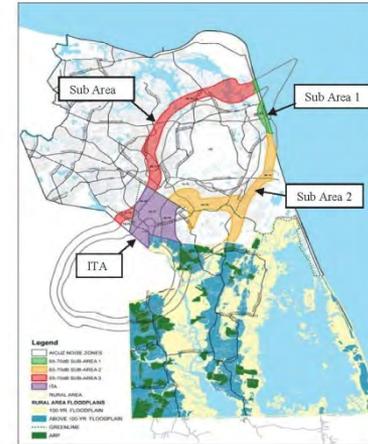
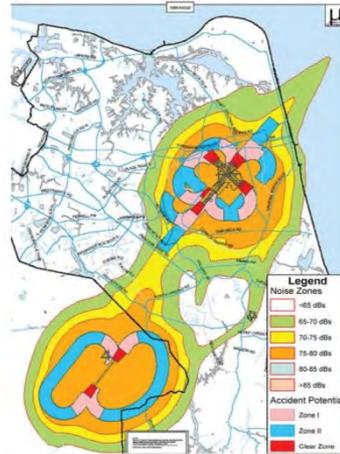
- Joint Base and Ocean & Burlington Counties signed a Cooperative Agreement to pursue land conservation around JB MDL
- Priority areas identified for conservation within the high noise areas and airfield clear zones
- Program aligned with Burlington County's Farmland Preservation Program and habitat protection within the NJ Pinelands Commission's Pineland National Reserve
- Over 3,400 acres protected to-date





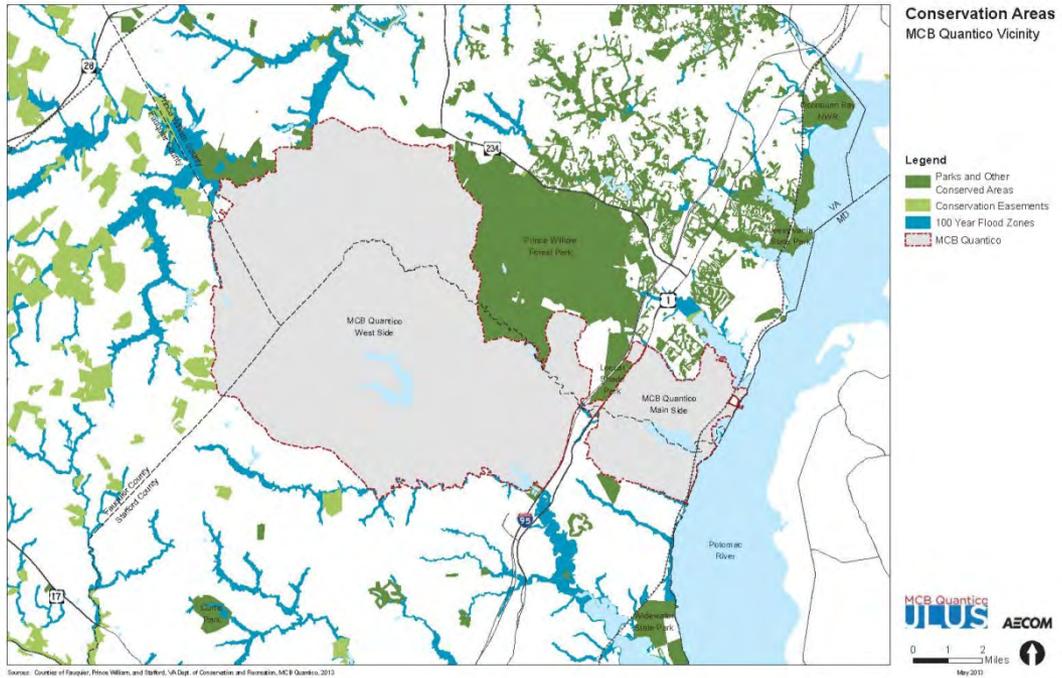
Example: NAS Oceana

- Following JLUS and BRAC 2005 recommendations, the City of Virginia Beach established the Interfacility Traffic Area (ITA) between NAS Oceana and NALF Fentress
- The ITA was a designated focus area for land acquisition and conservation to reduce noise & safety impacts from jet operations
- The City also established a PDR program specifically for land conservation in the ITA beginning in 2006
- As of 2012, the City has acquired over 1300 acres
- Over 50% of the land in the ITA is now protected from development





- 8.1 Pursue REPI Projects (for land conservation around the base)
- 8.2 Pursue TDR and PDR
- 8.3 Cooperate on water quality initiatives
- 8.4 Coordinate on stream restoration projects for Little Creek
- 8.5 Meet on regular basis with Prince William Forest Park



Next Steps

- Comment Period on Public Meeting Materials
 - Dec 4 – Dec 18
- Draft JLUS report
 - Dec 20
- Draft Report Review & Comment Period
 - Dec 20, 2013 - Jan 17, 2014
- Final Report
 - Jan 31, 2014
- Board of Supervisors Meetings
 - February 2014 TBD

Tasks	December	January	February
1 Project Initiation/Public Outreach Plan			
2 Inventory and Mapping			
3 Analysis of Land Use & Potential Conflicts with Military Mission			
4 Analysis of Future Development Potential in Study Area			
5 Land Use Policy & Regulation Recommendations			
6 Implementation Plan, Action Steps, & Ongoing Monitoring			
7 Final JLUS Report			
Public Meetings / Presentations			
Technical Advisory Group Meetings		●	
Policy Committee Meetings		●	

- Project Meeting with Policy Committee
 - Project Meeting with Technical Advisory Group (TAG)
 - Public Outreach Meeting
- (All meeting dates/timeframes are approximate)*

Questions / Answers

MCB Quantico
Joint Land Use Study

Public Meetings

December 2013