

Future Land Use

MCB Quantico Vicinity

Legend

Prince William County

- Agriculture
- City or Town
- Commercial or Employment
- Cultural Resource
- Environmental Resource
- Mixed Use
- Parks and Open Space
- Public
- Semi-Rural Residential
- Suburban Residential
- Urban Residential

Fauquier County

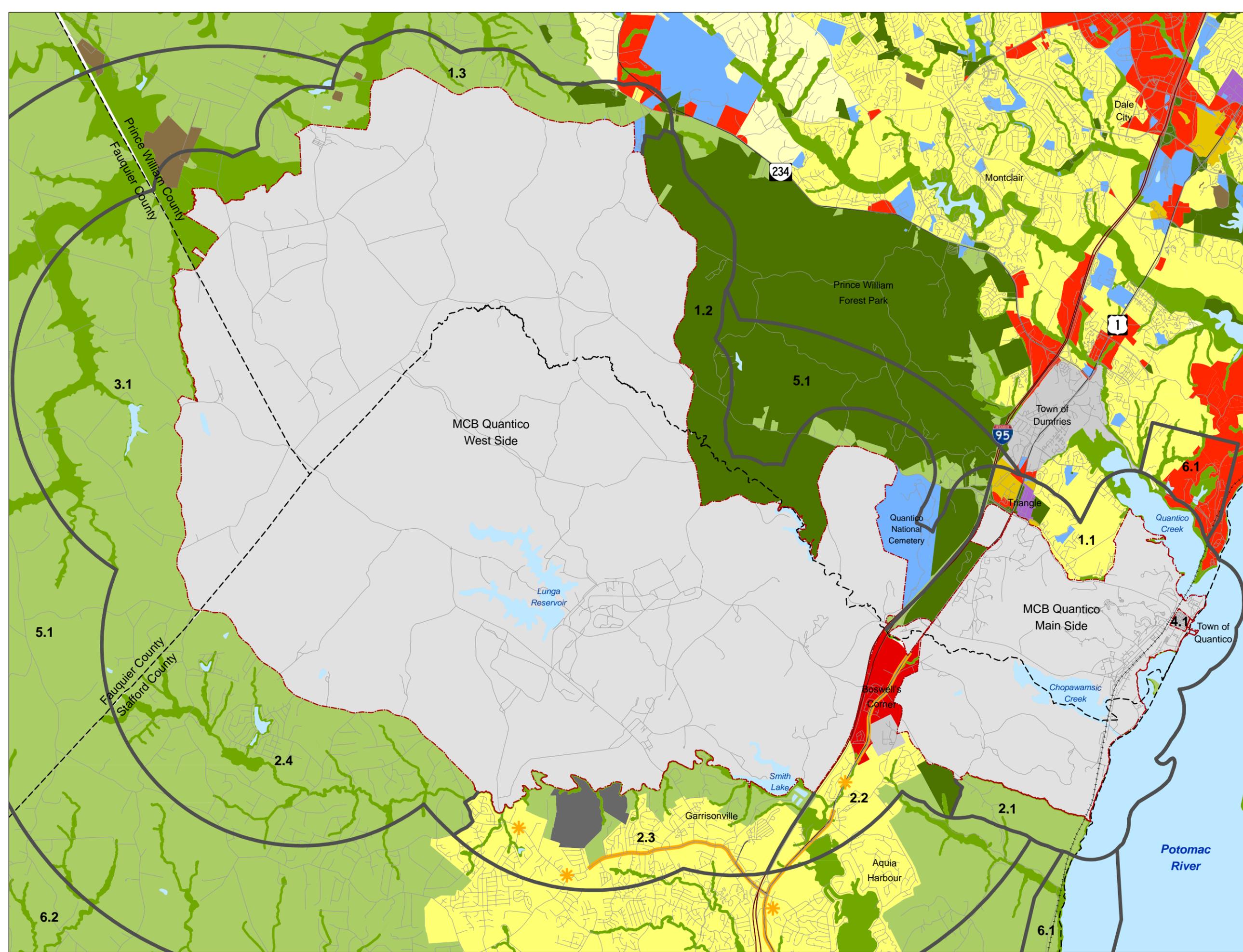
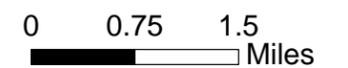
- Agricultural District
- Resource Protection Areas

Stafford County

- Employment
- Federal
- Mining
- Park
- Resource Protection Areas
- Rural
- Suburban
- Commercial Corridors
- Commercial Nodes

MCB Quantico

Military Influence Areas



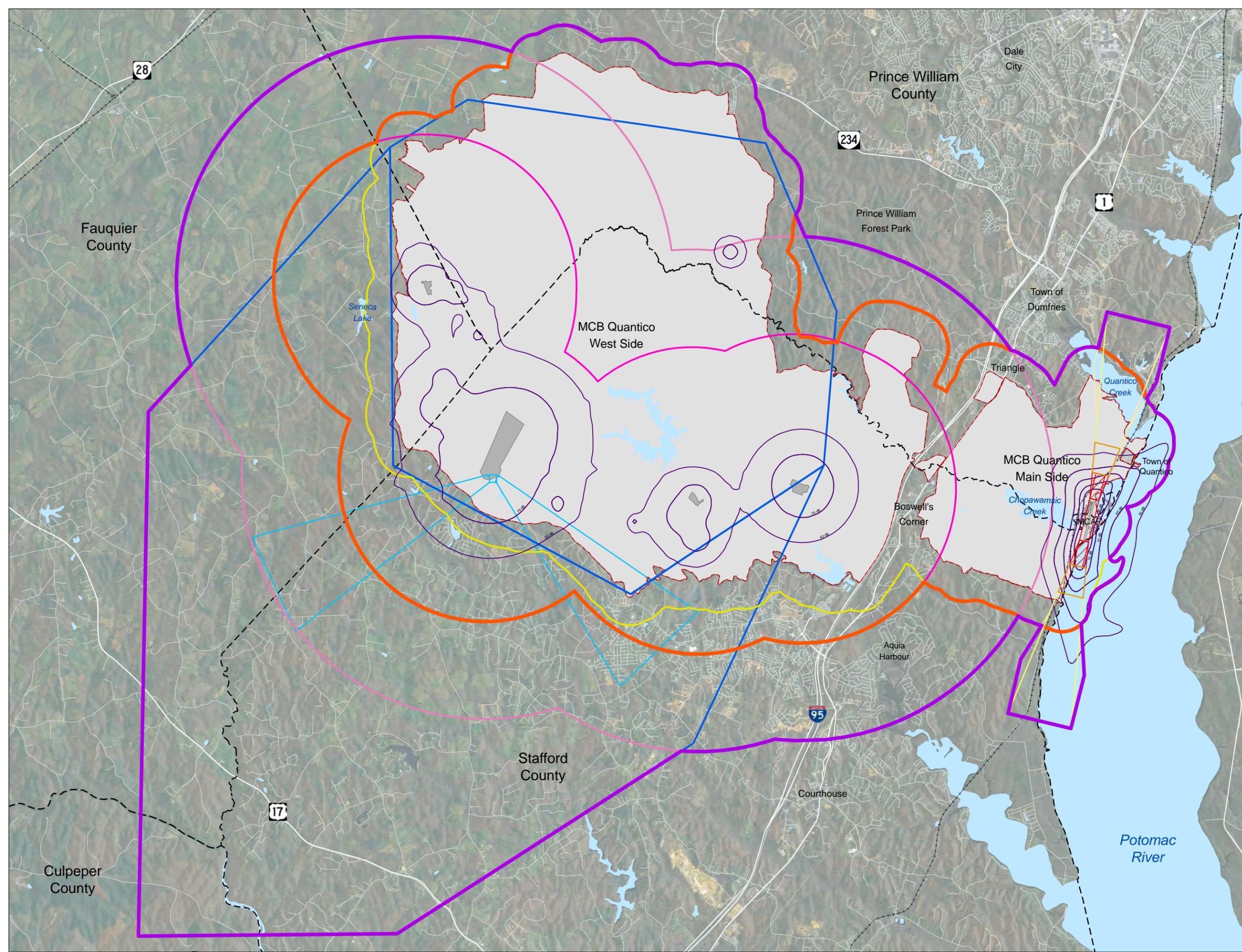
Military Influence Areas, Operational Factors MCB Quantico JLUS

Legend

- Zones 1, 2, 3, 4
- 3 Mile Range Buffer
- 3,000' Notification Boundary
- Average Noise Contours

- Zones 5, 6
- 5 Mile Range Buffer
- Demo 1, 2, & 3 MOA
- Low Level Overflight Area

- Imaginary Surfaces**
- Clear Zone
- Approach Departure
- Slope
- Transitional
- MCB Quantico



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

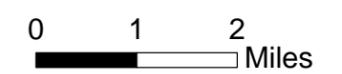
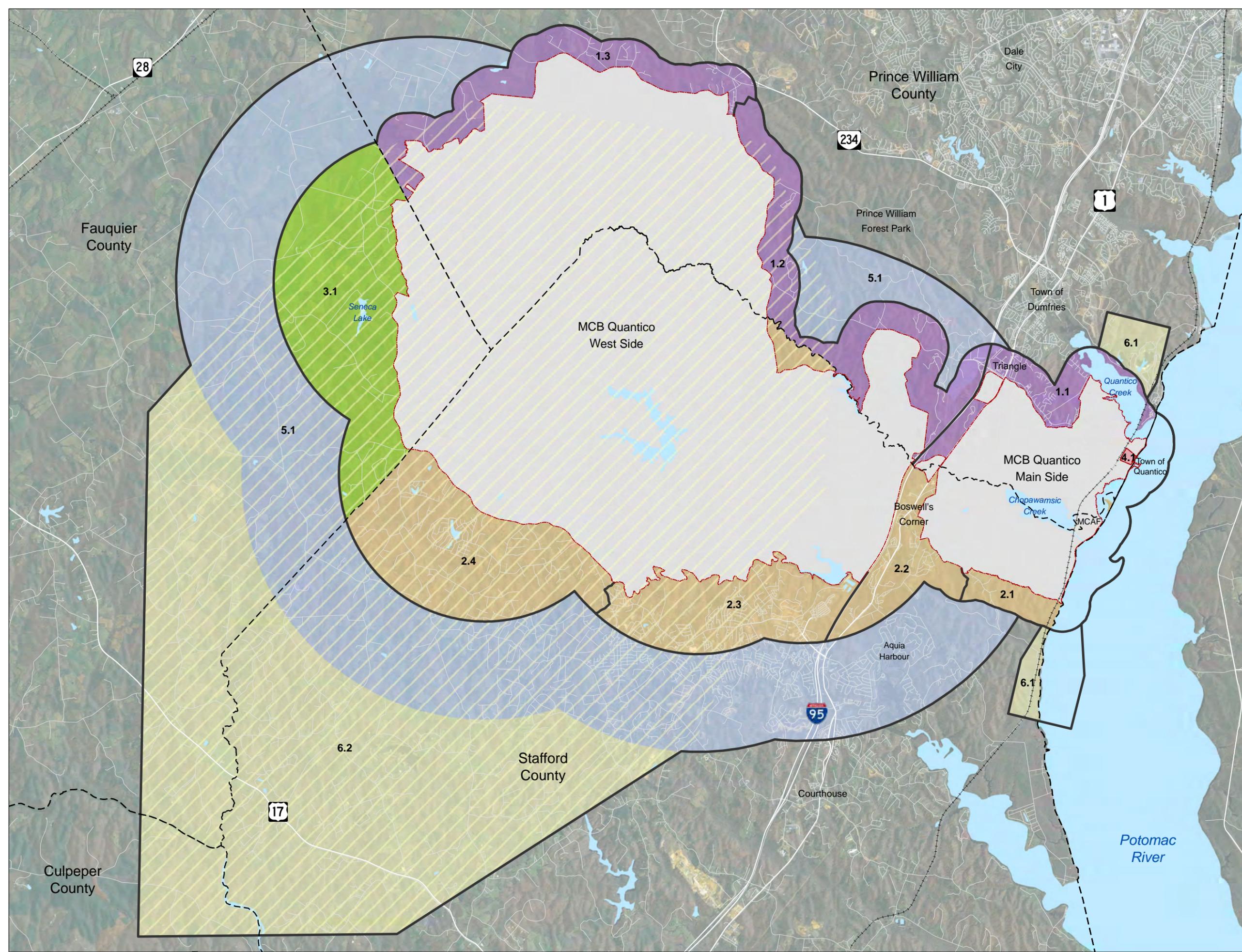
Military Influence Areas

MCB Quantico JLUS

Legend

MIA Zones

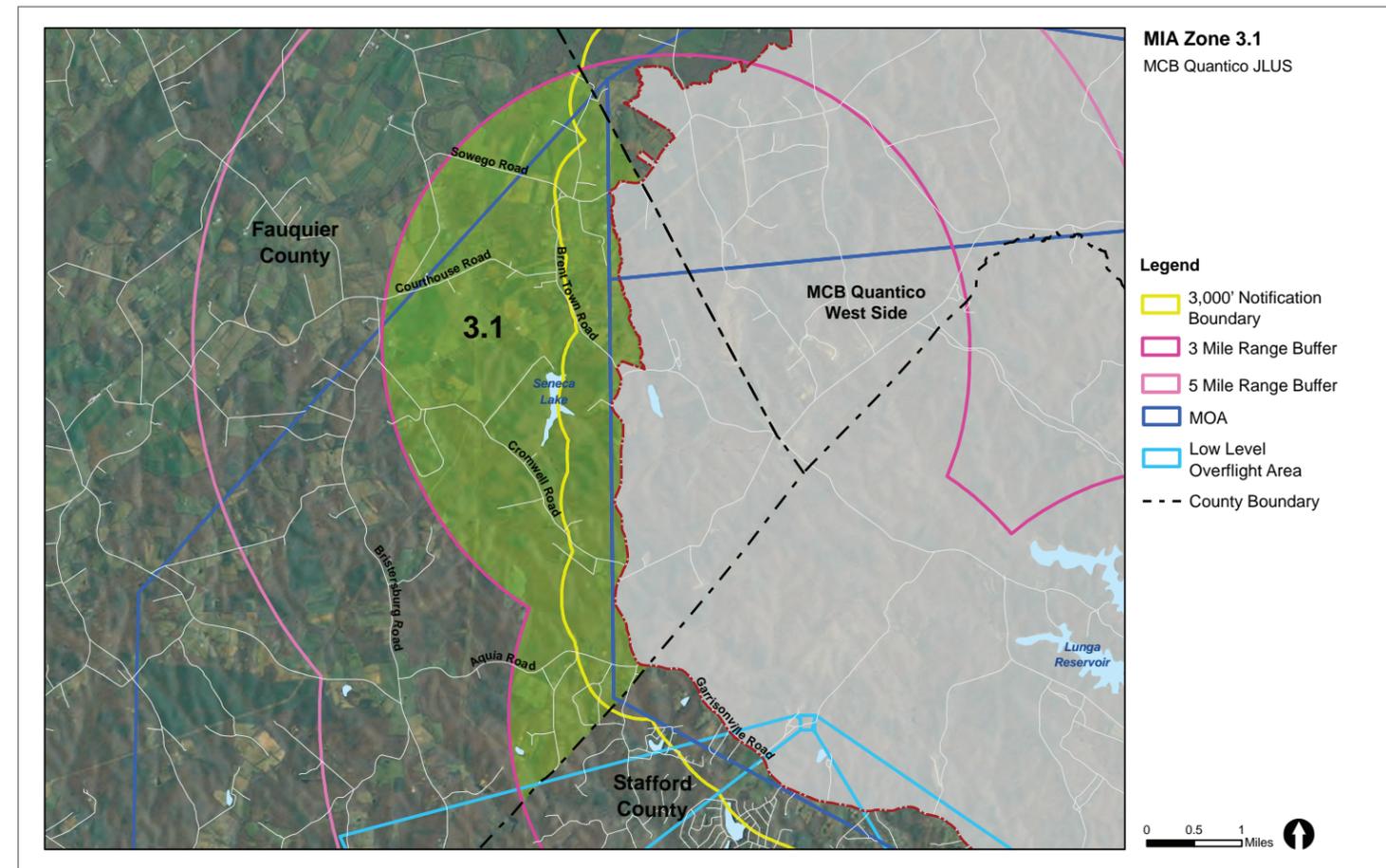
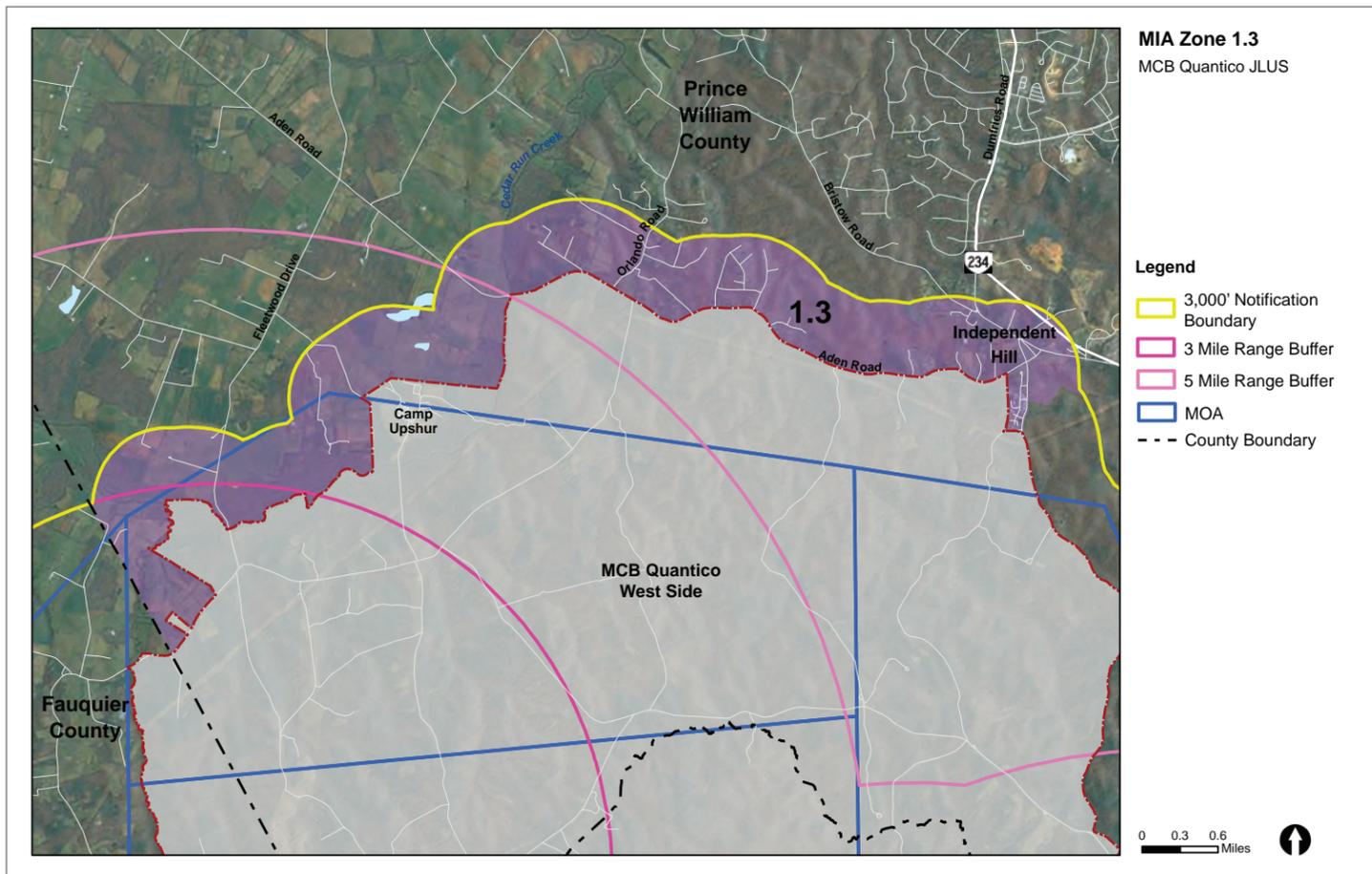
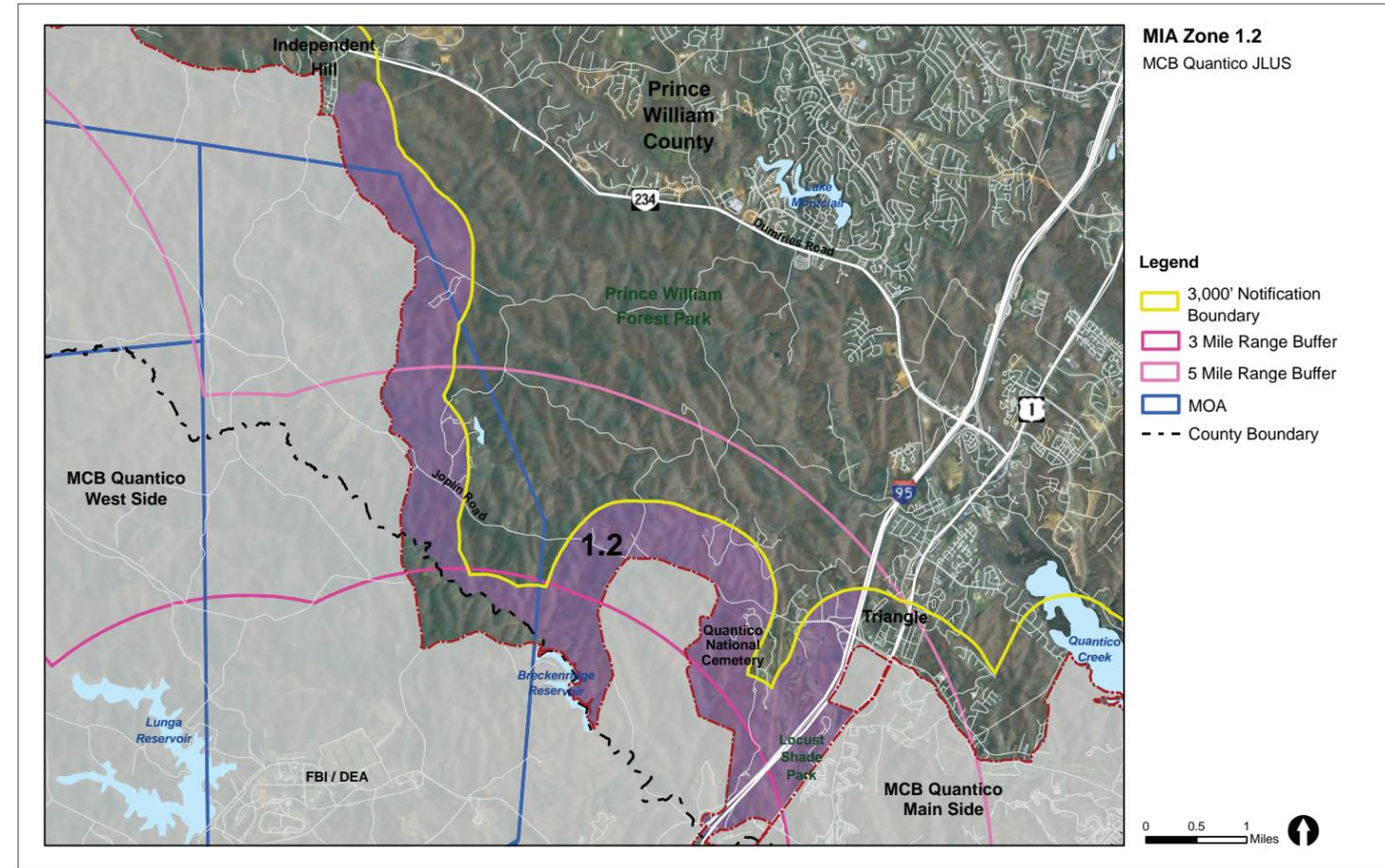
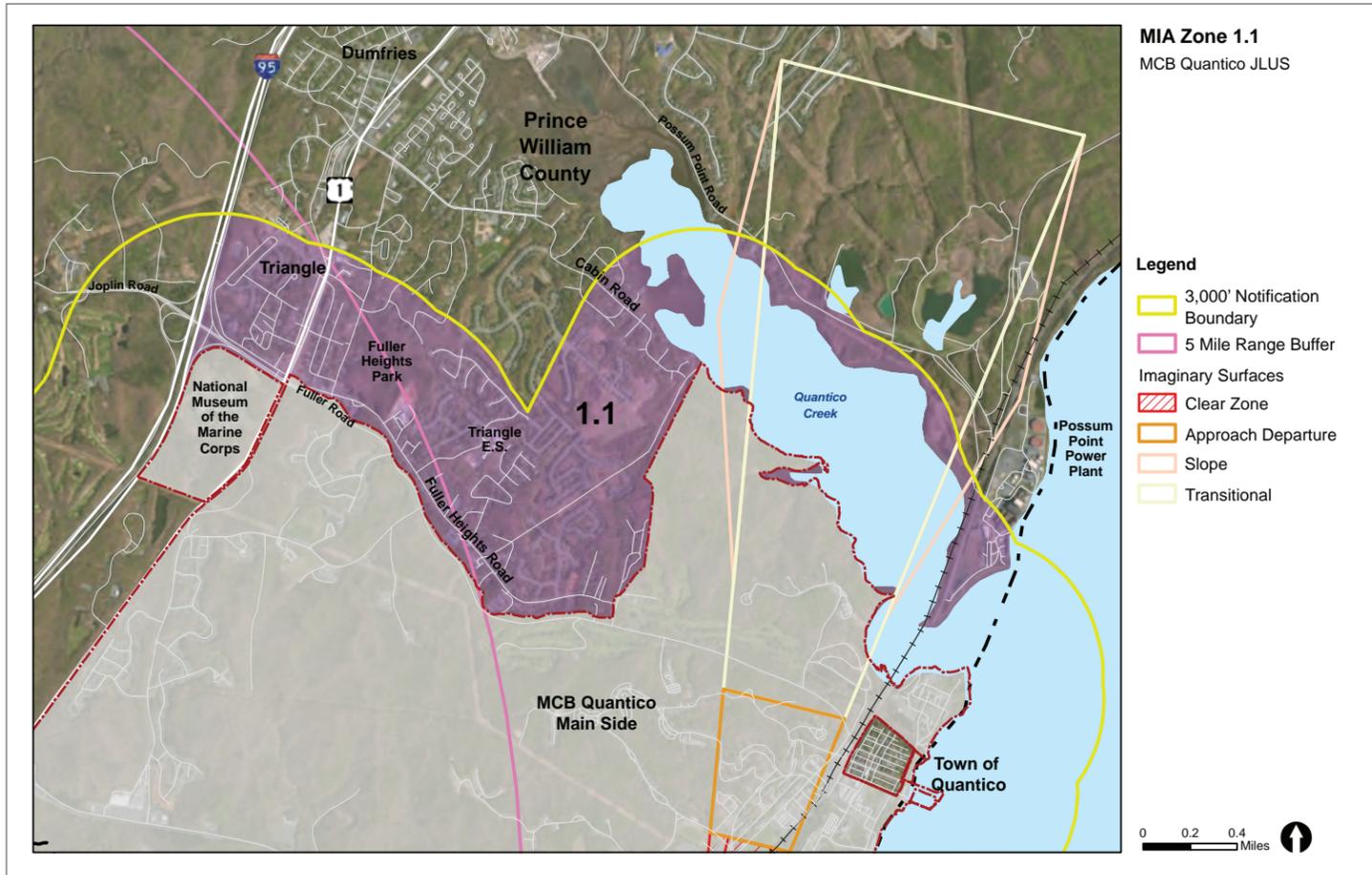
-  Zone 1: Prince William Co.
-  Zone 2: Stafford Co.
-  Zone 3: Fauquier Co.
-  Zone 4: Town of Quantico
-  Zone 5: Range Buffer
-  Zone 6: Aviation Buffer
-  Aviation Overlay
-  MCB Quantico



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

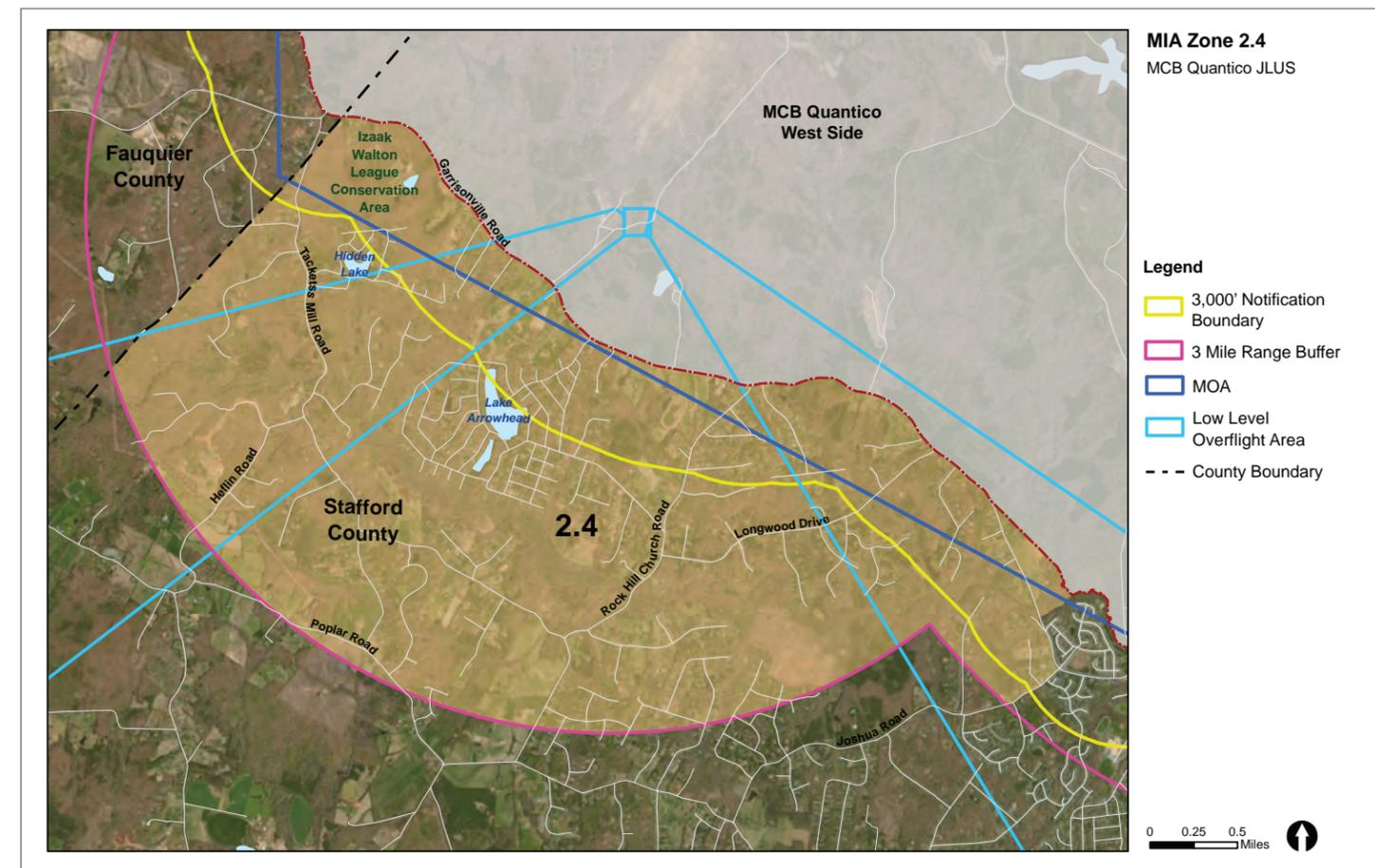
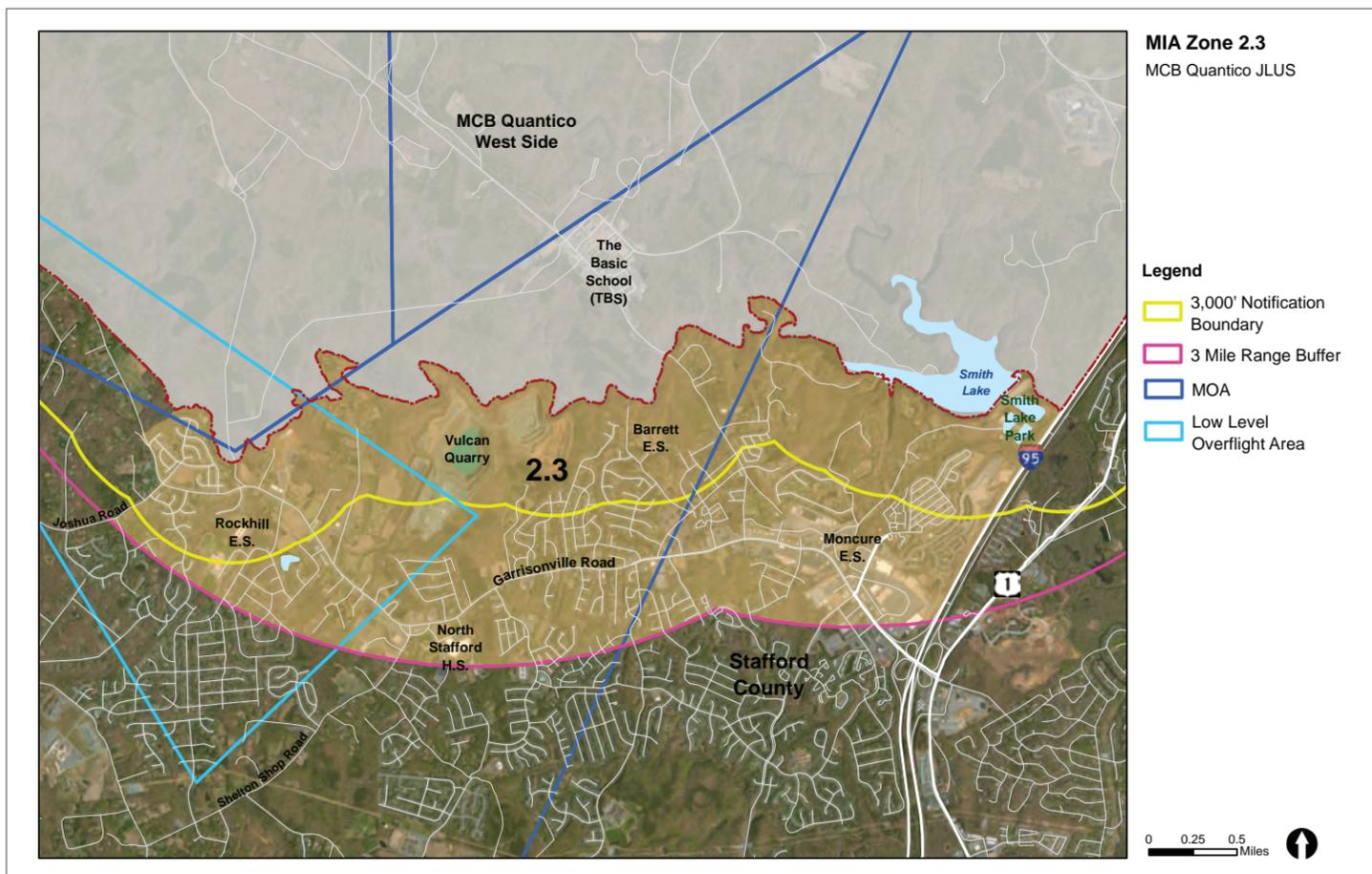
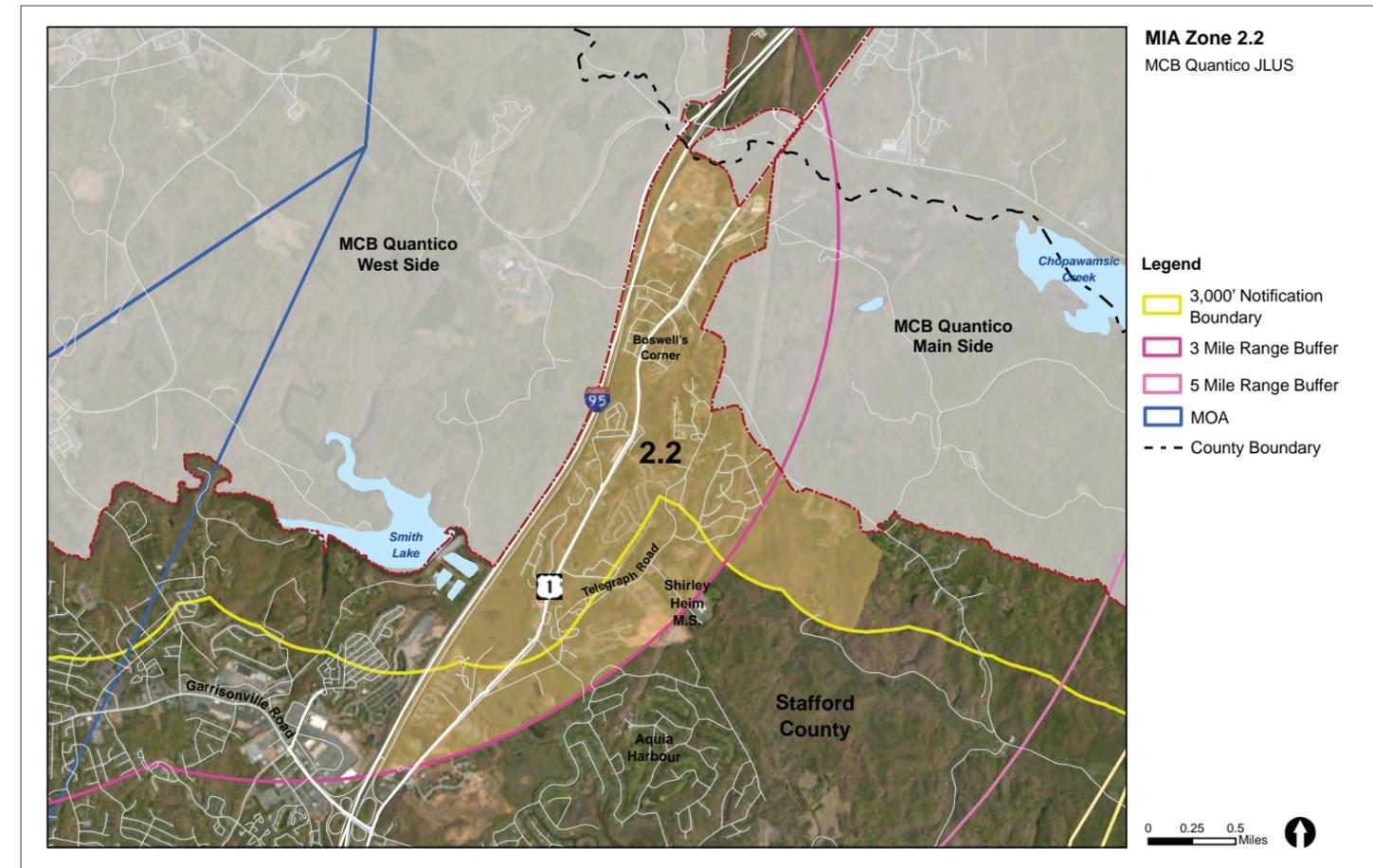
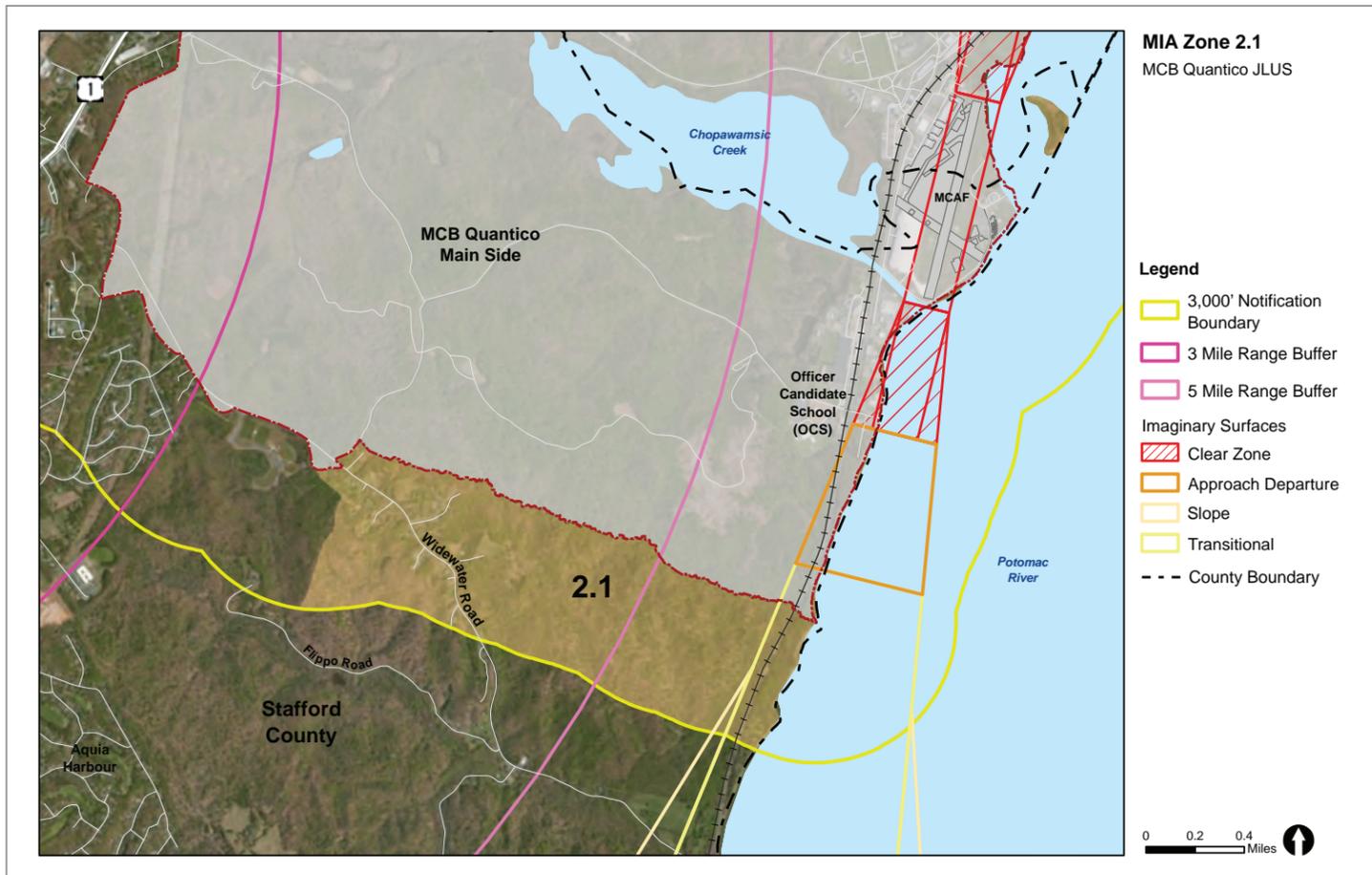
Military Influence Area Zones, Prince William County and Fauquier County

MCB Quantico JLUS



Military Influence Area Zones, Stafford County

MCB Quantico JLUS



Transportation Projects

MCB Quantico JLUS

Legend

- I-95 Express/HOT Lanes
- Route 1 Widening
- VRE Third Track
- Road Widening Projects
- Other Road Improvements
- Potomac Heritage Trail
- Existing
- Planned

Prince William County

Six-Year Plan

- 1 Rt. 1 Widening b/t Joplin Rd. and Bradys Hill Rd.
- 2 Fuller Rd./Fuller Hts. Rd. Intersection Improvements

2030 Plan

- 3 Rt. 1 Widening North of Bradys Hill Rd.
- 4 Rt. 1/Joplin Rd./Fuller Rd. Intersection Improvements

Stafford County

Six-Year Plan

- 5 Commuter Parking Lot
- 6 Garrisonville Rd. Widening
- 7 Garrisonville Rd./Onville Rd. Intersection Improvements

County/FAMPO Transportation Plans

- 8 Telegraph Rd. Improvements (2012-2017 CIP)
- 9 Route 1 Widening (2035 Plan, Partially Funded)
- 10 Corporate Drive Extension (Under Design)

MCB Quantico

Defense Access Roads (DAR) Program

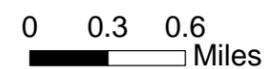
- 11 Russell Rd. Intersection Improvements (2030 Plan)
- 12 Telegraph Rd. Intersection Improvements

MILCON Projects

- 13 Fuller Rd. Widening (FY18)
- 14 Russell Rd. Widening (On Base) (FY12)
- 15 Russell Rd. Improvements (I-95 Vicinity) (Not Approved or Funded)
- 16 Heritage Center Parkway

Other Projects

- 17 VRE Parking



December 2013



Current Zoning MCB Quantico Vicinity

Legend

Prince William Zoning

- Agricultural
- General Business
- Neighborhood Business
- Federal
- Heavy Industrial
- Light Industrial
- Industrial Transportation
- Office Flex
- Office High Rise
- Office Low Rise
- Office Mid Rise
- Planned Business District
- Planned Mixed District
- Planned Mixed Residential
- Residential 16
- Residential 2
- Residential 2 Cluster
- Residential 30
- Residential 4
- Residential 4 Cluster
- Residential 6
- Residential Planned Community
- Semi-Rural Residential 1
- Semi-Rural Residential 1 Cluster
- Semi-Rural Residential 5
- Town
- Village

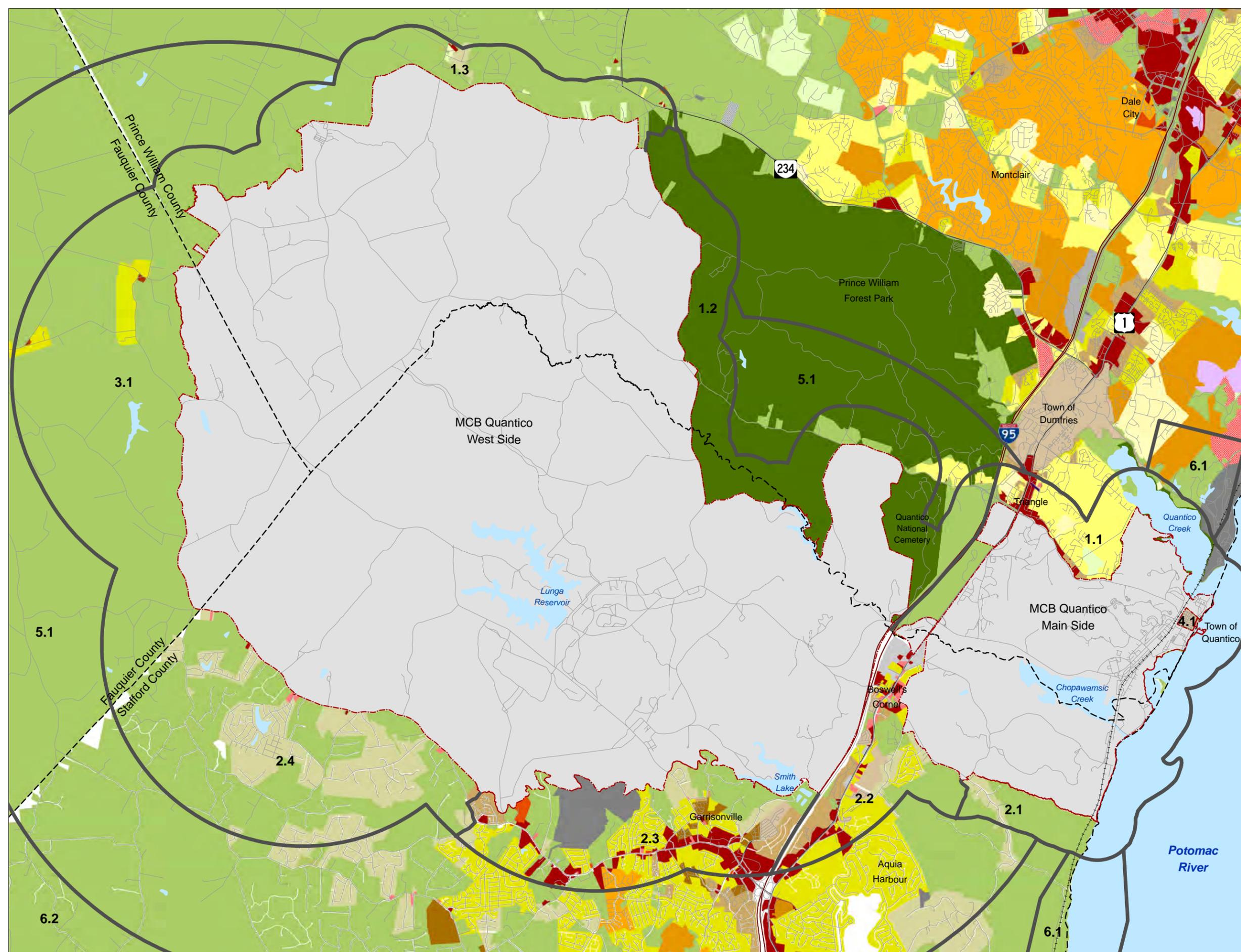
Stafford Zoning

- Agricultural
- Rural Residential
- Convenience Commercial
- Urban Commercial
- Office
- Light Industrial
- Heavy Industrial
- Planned Development 1
- Planned Development 2
- Planned Traditional Neighborhood Development
- Suburban Residential
- Urban Residential Medium Density
- Urban Residential High Density
- Manufactured Home
- Suburban Commercial
- Right-of-Way

Fauquier Zoning

- Commercial Village
- Rural Residential 2
- Residential Village
- Fauquier Agricultural District

- MCB Quantico
- Military Influence Areas



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

Coordination



Recommendation	Participants	Description	Timeframe	How would you improve upon this strategy to ensure it is successful?
				What additional partners should be involved in this effort?
1.1 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 3 surrounding jurisdictions on issues of mutual concern.	All JLUS Partners	Provides a body focused on implementation and action composed of decision-makers to carry out the recommendations in the JLUS and to build dialogue and trust.	On-going	
1.2 Update the QRESC and QRPT Charters to formalize joint consultation procedures among the JLUS partners for the long-term.	All JLUS Partners	Updates and establishes a formal agreement to continue to work together and outlines specific procedures for all parties.	Short-term	
1.3 Establish mutual notification procedures for new development proposals in Military Influence Area Zones 1-4.	All JLUS Partners	Ensures local decisions consider the impacts of development proposals and facilities on the base mission and operations. Also procedures are needed to ensure localities are responding to Virginia Code 15.2-2200, 15.2-2201, 15.2-2204, 15.2-2211 and 15.2-2232 requirements for the public, agency and military installation review of proposed projects.	Short-term	
1.4 Incorporate mutual planning process where MCB Quantico and localities can participate in respective planning processes.	All JLUS Partners	Enables the jurisdictions and the base to participate in each other's planning process (review and comment only) to help minimize impacts from future on and off-base development, respectively.	Mid-term	
1.5 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).	All JLUS Partners	Providing leased space and contracting opportunities is critical to the JLUS jurisdictions. Discussions between MCB Quantico and the jurisdictions should occur on a regular basis to inform and collaborate on these opportunities to better serve MCB Quantico tenants.	Mid-term	
1.6 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.	All JLUS Partners	Begin a dialogue on issues such as air quality, stormwater, and water quality in an effort to promote regional strategies to address issues. Communicate required procedures and work together to address changing regulatory conditions.	Mid-term	

Communication



Recommendation	Participants	Description	Timeframe	How would you improve upon this strategy to ensure it is successful? What additional partners should be involved in this effort?
<p>2.1 Continue and expand range operations notification to as many outlets as possible to inform residents of expected noise and aviation impacts.</p>	MCB Quantico	Expand notifications to more media outlets and provide on a regular basis to ensure awareness of potentially disruptive training activities.	Short-term / Ongoing	
<p>2.2 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.</p>	MCB Quantico	Better tracking of complaints/comments can provide data to potentially adjust procedures to further mitigate complaints.	Short-term	
<p>2.3 Ensure the base's communication plan emphasizes community awareness and provides creative opportunities for local community leaders (and the public) to understand mission activities.</p>	MCB Quantico	Expands local understanding of the base's mission and importance both regionally and nationally.	Mid-term	
<p>2.4 Support advocacy groups (e.g., local chambers of commerce and regional military affairs groups) in efforts to promote positive community/base relations. Develop programs of mutual interest specific to MCB Quantico and the surrounding jurisdictions.</p>	Prince William, Stafford & Fauquier Counties	The Fredericksburg Chamber MAC, Quantico-Belvoir RBA and local Chambers of Commerce promote programs between the business community and the military bases in the area. These programs are beneficial and can be enhanced to better serve MCB Quantico and the JLUS jurisdictions.	Short-term / On-going	
<p>2.5 Update locality web sites to recognize the base, its mission, its location, links to the MCB Quantico web page, contact information for key personnel, and relevant base activities potentially involving the communities (as provided by MCB Quantico). Expand the MCB Quantico website to better communicate off-base commercial amenities available to on-base personnel.</p>	All JLUS Partners	Provides another resource for citizens to obtain information about the base and its operations. MCB Quantico should assist localities with data on the base and/or links to the MCB Quantico website for this information.	Short-term / Ongoing	

Military Operations



Recommendation	Participants	Description	Timeframe	How would you improve upon this strategy to ensure it is successful? What additional partners should be involved in this effort?
<p>3.1 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 Zone boundaries as applicable.</p>	MCB Quantico	<p>Attempt to document and model impulse and peak noise impacts from the various ranges at MCB Quantico to gain better understanding of localized issues and impacts and to inform training operations and policies.</p>	Mid-term	
<p>3.2 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.</p>	MCB Quantico	<p>The MOA extends from Prince William County to Culpeper County affecting 4 jurisdictions. An updated review of the MOA to respond to new platforms and training requirements is suggested to confirm the size and extent of this Military Operations Area.</p>	Mid-term	
<p>3.3 Pursue funding or other options as available to provide an on-base ordnance route to reduce the safety impacts of transporting military ordnance off-base on civilian roads.</p>	MCB Quantico, Stafford County, Congressional delegation	<p>Coordination between the base and county to construct an on-base ordnance route will alleviate safety issues and traffic congestion on off-base roads (Routes 610 and 612 in Stafford County). This project could be constructed through DoD's Military Construction (MILCON) funding program or possibly joint funding with the state and/or county, if alternatives at producing a satisfactory, more cost effective alternative are not available.</p>	Long-term	

Transportation



Recommendation	Participants	Description	Timeframe	How would you improve upon this strategy to ensure it is successful? What additional partners should be involved in this effort?
<p>4.1 Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.</p>	<p>MCB Quantico</p>	<p>The MCB Quantico TMP is currently being prepared. Jurisdiction review and input could help promote potential commuting alternatives and other improvements being considered by the base.</p>	<p>Short-term</p>	
<p>4.2 Jointly work together to improve traffic conditions at the Route 1 / Fuller Gate intersection through mutually agreed-upon road, gate and intersection improvements.</p>	<p>MCB Quantico, NAVFAC, Prince William County, VDOT</p>	<p>Gate and intersection improvements are needed at the Joplin Road/Fuller Road/Fuller Heights Road/Route 1 Intersections and Fuller Gate to improve traffic flow and ingress/egress to MCB Quantico and adjacent neighborhoods. Design is currently underway and cooperation is needed to mutually review and approve intersection improvements involving both MCB Quantico and Prince William County.</p>	<p>Short-term</p>	
<p>4.3 Jointly work together to provide additional rights-of-way for Route 1 widening and Russell Road ramps.</p>	<p>MCB Quantico, NAVFAC, Stafford County, VDOT</p>	<p>Additional land is required adjacent to Route 1 to allow for planned expansion. Cooperation is needed between MCB Quantico, Stafford County and VDOT to resolve design, land ownership and funding issues associated with proposed improvements.</p>	<p>Long-term</p>	
<p>4.4 Using the QRESC/QRPT structure, cooperatively work together to analyze and review other road and transportation improvements affecting traffic around MCB Quantico.</p>	<p>All JLUS Partners, MCOG, NVRC, GWRC, VDOT</p>	<p>Implement road improvements over time that will reduce traffic congestion in the vicinity of MCB Quantico, particularly during rush hour.</p>	<p>On-going</p>	
<p>4.5 Coordinate with 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.</p>	<p>MCB Quantico, Prince William & Stafford Counties, Town of Quantico, VRE, AMTRAK</p>	<p>Cooperation is needed to help implement VRE plans for expansion on and off-base. Specifically, utility lines, bridges, commuter parking lots and other infrastructure adjacent to the ROW will be affected requiring coordination and cooperation among all parties to minimize impacts.</p>	<p>On-going</p>	

Transportation (continued)



Recommendation	Participants	Description	Timeframe	How would you improve upon this strategy to ensure it is successful? What additional partners should be involved in this effort?
<p>4.6 Coordinate with GWRC and other regional bodies to promote car pooling and other ride-sharing programs for MCB Quantico employees.</p>	<p>JLUS Partners, GWRC, NVRC, MWCOG</p>	<p>Reduce use of Single Occupancy Vehicles to and from MCB Quantico to help alleviate traffic congestion during rush hours.</p>	<p>Short-term</p>	
<p>4.7 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.</p>	<p>Prince William County, Stafford County, FRED, PRTC, MCB Quantico</p>	<p>Reduce use of Single Occupancy Vehicles to and from MCB Quantico to help alleviate traffic congestion during rush hours.</p>	<p>Mid-term</p>	
<p>4.8 Coordinate with FAA and Stafford Regional Airport to reduce potential military/civilian airspace conflicts while supporting continued expansion of regional airport.</p>	<p>MCB Quantico, Stafford County, FAA, Stafford Regional Airport</p>	<p>Reduce military and civilian airspace conflicts while protecting the training mission of MCB Quantico and meeting economic development objectives of Stafford County through Stafford Regional Airport use and expansion.</p>	<p>On-going</p>	
<p>4.9 Coordinate to establish and construct the Potomac Heritage National Scenic Trail between Prince William and Stafford Counties along the Route 1 corridor, as well as other feasible bicycle/pedestrian connections to and from the base.</p>	<p>MCB Quantico, Prince William County, Stafford County, NPS</p>	<p>The Potomac Heritage National Scenic Trail is a planned bicycle/pedestrian trail with regional, state and national significance. Coordination is needed to continue the trail north and south around MCB Quantico and to provide other viable trail connections encouraging bicycle/pedestrian circulation to and from the base.</p>	<p>Mid-term</p>	

Utility / Municipal Services



Recommendation	Participants	Description	Timeframe	How would you improve upon this strategy to ensure it is successful? What additional partners should be involved in this effort?
<p>5.1 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.</p>	<p>MCB Quantico, Stafford County</p>	<p>The current agreement is in process of being updated. Revisions should include growth projections and planned facilities to provide adequate service for the long-term.</p>	<p>On-going</p>	
<p>5.2 Develop a utility services agreement between MCB Quantico and Prince William County to support water supply to the Quantico Museum campus.</p>	<p>MCB Quantico, Prince William County, National Museum of the Marine Corps</p>	<p>A service agreement is needed to better coordinate water service to the Museum and associated and planned facilities.</p>	<p>Mid-term</p>	
<p>5.3 Through the QRESC/QRPT structure, collaborate on efforts to meet municipal and MCB Quantico services such as water, sewer, solid waste, public safety, etc. In the short-term, work together to implement a joint fire and rescue training facility serving MCB Quantico, Stafford County and other interested jurisdictions.</p>	<p>MCB Quantico, Stafford County</p>	<p>Shared municipal services would potentially save revenue and benefit both the base and surrounding jurisdictions. Fire & Rescue training has been discussed and is an immediate need.</p>	<p>Short-term</p>	
<p>5.4 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.</p>	<p>Prince William & Stafford Counties</p>	<p>Military Influence Area Zones 6.1 and 6.2 include the approach/ departure flight zones for MCAF. More definitive guidelines are needed to better guide jurisdiction review/approval of proposed projects and to reduce potential impacts to MCAF.</p>	<p>Mid-term</p>	
<p>5.5 MCAF Command Airspace Liaison Officer (CALO) will work closely with the jurisdictions to develop procedures serving the needs of MCB Quantico, MCAF and the adjacent localities.</p>	<p>All JLUS Partners</p>	<p>Tall structures can interfere with air operations, both at MCAF and associated with training activities on West Side. Any proposed new structures should be reviewed by MCB Quantico representatives to limit conflicts.</p>	<p>Short-term</p>	

Virginia Legislation



Recommendation	Participants	Description	Timeframe	How would you improve upon this strategy to ensure it is successful? What additional partners should be involved in this effort?
6.1	Dept of VA & Homeland Security/Virginia Legislature/ State Representatives	The current State Code addresses aircraft noise and states localities may adopt noise overlay zones and may enforce acoustical treatment measures taking into consideration the severity of the impact of aircraft noise upon buildings and structures. Surveys, plats and subdivision plats require statements of proximity to airport noise overlays. The code does not address range related noise.	Long-term	
6.2	Dept of VA & Homeland Security/Virginia Legislature	The State Building Code only references airport noise attenuation standards and does not address specific range-related noise standards.	Long-term	

Community Development / Planning



Recommendation	Participants	Description	Timeframe	How would you improve upon this strategy to ensure it is successful? What additional partners should be involved in this effort?
<p>7.1 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.</p>	<p>Prince William, Stafford & Fauquier Counties</p>	<p>The Comprehensive Plan in each county needs updating to incorporate the JLUS results.</p>	<p>Mid-term</p>	
<p>7.2 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, lighting controls or other measures to mitigate impacts from base operations.</p>	<p>Prince William, Stafford & Fauquier Counties</p>	<p>If appropriate, based on more detailed noise data (see recommendation 3.1) and other input from MCB Quantico, guidelines could be established to encourage real estate disclosure, sound attenuation and lighting controls in applicable Military Influence Area zones.</p>	<p>Long-term</p>	
<p>7.3 Amend 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 to implement this Comprehensive Plan Amendment.</p>	<p>Stafford County</p>	<p>The Military Overlay Zone in Stafford County needs updating to reflect the results of the JLUS. The zoning ordinance should be revised to encourage compatible development with MCB Quantico range operations.</p>	<p>Long-term</p>	
<p>7.4 Amend the Boswell's Corner Redevelopment Area Master Plan to reflect current market trends and demand for contractor support to MCB Quantico. Address transportation and transit improvements for both on and off base uses. Determine the appropriate residential densities 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 western Stafford County (JLUS Military Influence Area Zone 2.4). Amend the Comprehensive Plan and Zoning Ordinance accordingly.</p>	<p>MCB Quantico, Stafford County</p>	<p>Boswells Corner is a designated Stafford County Redevelopment Area (RDA). The area plan should be amended reflecting the results of the JLUS and involving a public planning process with MCB Quantico and County representatives participating along with other interested parties such as VDOT, GWRC, Quantico Corporate Center, Stafford Technology and Research Center, etc.</p>	<p>Long-term</p>	
<p>7.5 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. In the short-term, address standards appropriate for the proposed new Moncure Elementary School in Garrisonville.</p>	<p>Prince William, Stafford & Fauquier Counties</p>	<p>Local governments would promote sound attenuation requirements within the range noise area (based on the 2006 RCUZ or updated information as available) to help minimize noise impacts. The EPA and FAA have established an interior DNL (Day Night Average Sound Level) goal of 45 dB.</p>	<p>Short-term</p>	
<p>7.6 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.</p>	<p>Prince William, Stafford & Fauquier Counties</p>	<p>Reduce the light pollution interference with training activities by requiring the installation of, for example, fully shielded, cutoff outdoor lighting applications. Lighting concerns extend beyond the MCB Quantico Military Influence Area. These standards could be required for all new developments and retrofits encouraged.</p>	<p>Mid-term</p>	

Environmental / Conservation / Open Space



Recommendation	Participants	Description	Timeframe	How would you improve upon this strategy to ensure it is successful? What additional partners should be involved in this effort?
8.1	JLUS Partners, NAVFAC Real Estate, local conservation organizations	Work with local conservation partners and voluntary landowners to protect sensitive resources, agricultural lands (e.g., equestrian riding areas) and habitats which also have impacts from base operations.	On-going	
8.2	Prince William, Stafford & Fauquier Counties	TDRs and PDRs can be used to help direct growth to designated areas and protect environmentally sensitive or mission impacted areas. (Stafford County has both TDR and PDR programs. Fauquier County has a PDR program. Prince William County does not have a TDR or PDR program.)	Long-term	
8.3	All JLUS Partners	Recent federal and state regulations address better stormwater management practices and non-point pollution controls. Cooperative agreement is necessary since watersheds cross jurisdictional boundaries and public/private land areas.	Ongoing	
8.4	MCB Quantico, Prince William County, U.S. Army Corps of Engineers	Little Creek parallels Fuller Road, and stream restoration projects are needed to address erosion and flooding issues affecting traffic along this main entrance road to the base.	Mid-term	
8.5	MCB Quantico, PWFP	Reduce impacts from base operations on PWFP missions and land areas.	On-going	