



WHAT HAPPENS NEXT


The Quantico Regional Executive Steering Committee (QRESC) and Quantico Regional Planning Team (QRPT) will oversee implementation of the JLUS, focusing initially on the priority recommendations listed below. Also, each county and the base may undertake a number of study recommendations separately to improve compatibility and encourage military-community communication efforts. These efforts will continue a partnering effort among all parties to best serve the region's residents and employees for the long-term future.


PRIORITIES


The JLUS partners identified eight priority recommendations to implement in the short-term.


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Update the QRESC and QRPT Charters to formalize joint consultation procedures among the JLUS partners for the long-term.
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Establish mutual notification procedures for new development proposals in Military Influence Area Zones 1-4.
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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.
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Pursue technical modeling to create official noise contours associated with MCB Quantico range operations. Update the Range Compatible Use Zones (RCUZ) study with new data and adjust JLUS Military Influence Area as applicable.
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Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.
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Jointly work together to improve traffic conditions at the Route 1 / Fuller Gate intersection through mutually agreed-upon road, gate and intersection improvements.
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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.
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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.

THE JLUS PROGRAM
The Joint Land Use Study (JLUS) process promotes and enhances civilian and military communication and collaboration, serves as a catalyst to sustain the military mission, and promotes public health, safety, quality of life, and economic viability of a region. (Source: Department of Defense Office of Economic Adjustment, www.OEA.gov/programs/compatible-use)

PROJECT CONTACTS

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Additional project information and the full JLUS report can be found on the project website:
[www. staffordcountyva.gov/quanticojlus](http://www.staffordcountyva.gov/quanticojlus)

Marine Corps Base Quantico Joint Land Use Study

June 2014

Stafford County
Prince William County
Fauquier County
Marine Corps Base Quantico

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



WHY A JOINT LAND USE STUDY?

The purpose of the Joint Land Use Study (JLUS) is to balance military operations with economic development and growth objectives of the surrounding communities. While increased growth is a key priority for the communities around Marine Corps Base Quantico, it can also increase the potential for complaints about military operations and can lead to pressures on the base to modify operations in ways that could negatively affect training missions. 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.

\$5.9B
The economic impact of MCB Quantico to the regional economy in 2011

TOOLS FOR SUCCESS

The JLUS recommendations are organized into eight distinct categories.



Coordination includes recommendations that facilitate coordination between MCB Quantico and the localities.



Communication outlines communication efforts the JLUS partners can undertake to improve the dissemination of military and locality information.



Military Operations describes recommendations related to changes in military operations the base may be able to pursue to reduce the impact of operations on communities.



Transportation Systems outlines recommendations the JLUS partners can jointly pursue to improve transportation in the region.



Utility / Municipal Services includes utility initiatives to improve services to the base and the localities.



Virginia Legislative Initiatives describes legislative changes that are needed to enable the localities to implement additional recommendations.



Community Development/ Planning outlines changes the localities could make to their comprehensive plans to encourage compatible development near the installation.



Environmental / Conservation / Open Space includes joint initiatives to conserve open space, forest, and agricultural lands, and to address water quality issues.

THE AREA OF INFLUENCE

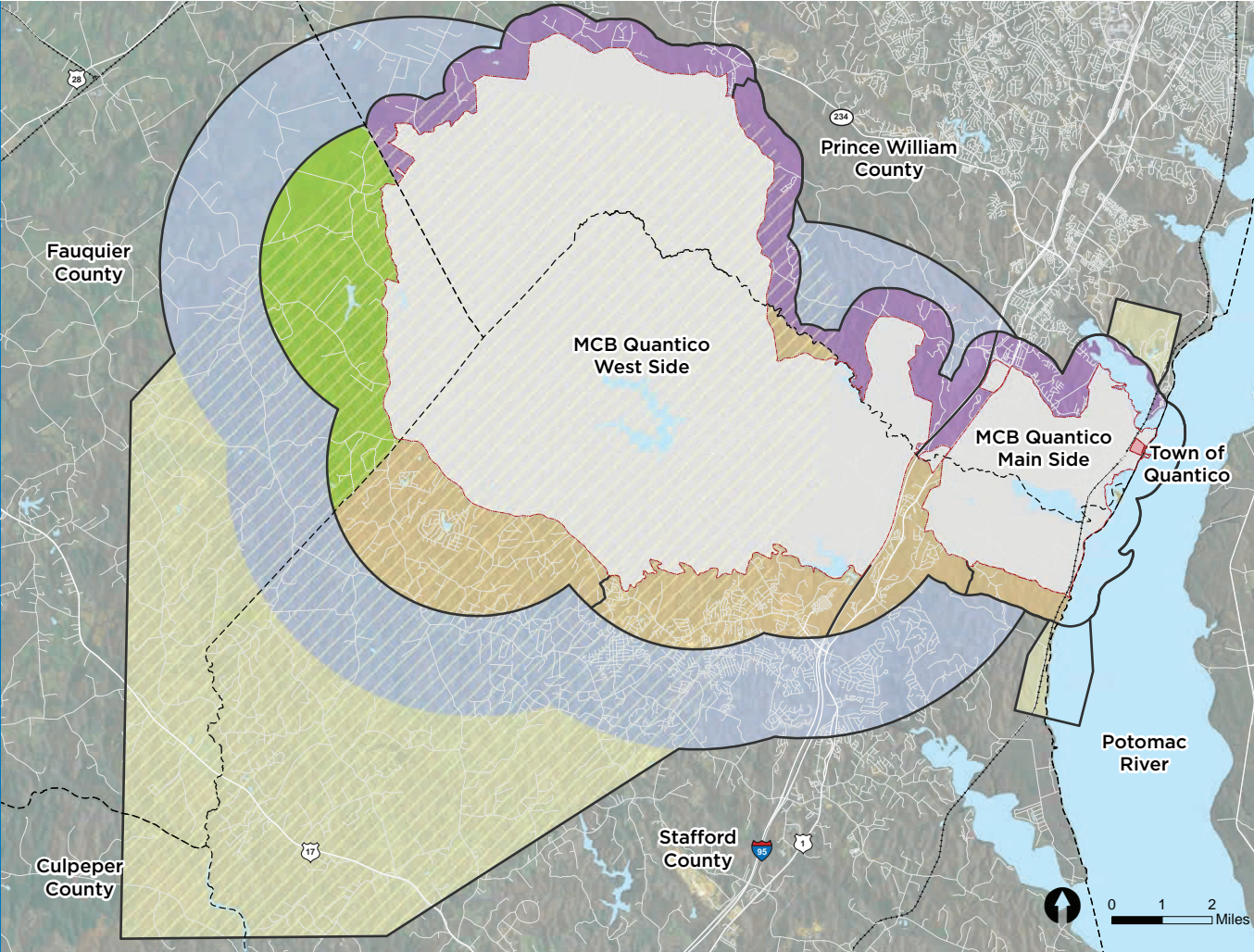
82%

The projected growth rate in the communities around MCB Quantico over the next 30 years.

Due to the size and complexity of land uses on MCB Quantico, the degree that activities on base affect the adjacent communities varies significantly from one location to another. Range and air operations are concentrated within certain portions of the base, and adjacent neighborhoods near these areas are more likely to experience impacts due to noise and other factors. Conversely, land uses outside MCB Quantico hold different degrees of potential to affect the missions of activities on base. This JLUS process has established Military Influence Areas (MIAs) within the three partner localities to capture the different relationships between land uses on and off base, and to set the stage for recommendations tailored to the specific areas.

KEY JLUS ISSUES

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



MCB Quantico's land cover is

93
square miles

28,000

The approximate daytime population of MCB Quantico

Military Influence 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