



MCB Quantico
Joint Land Use Study

JLUS Public Meetings – May/June 2013

May 2013

Public Meeting Agenda

6 PM Open House

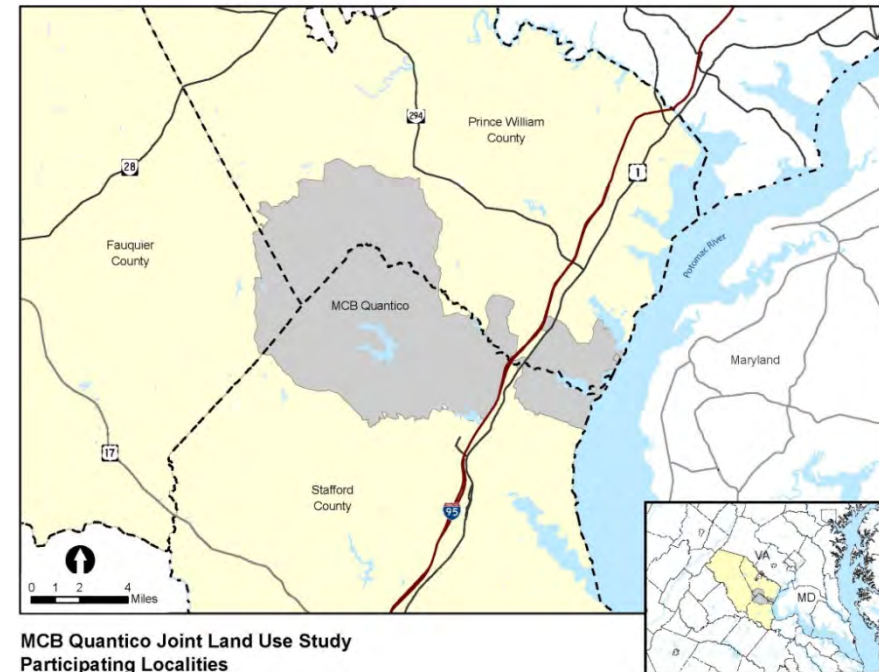
7 PM Presentation

- Welcome & Introductions
- Project Overview
- Existing Conditions
- Next Steps

7:30 Questions & Answers

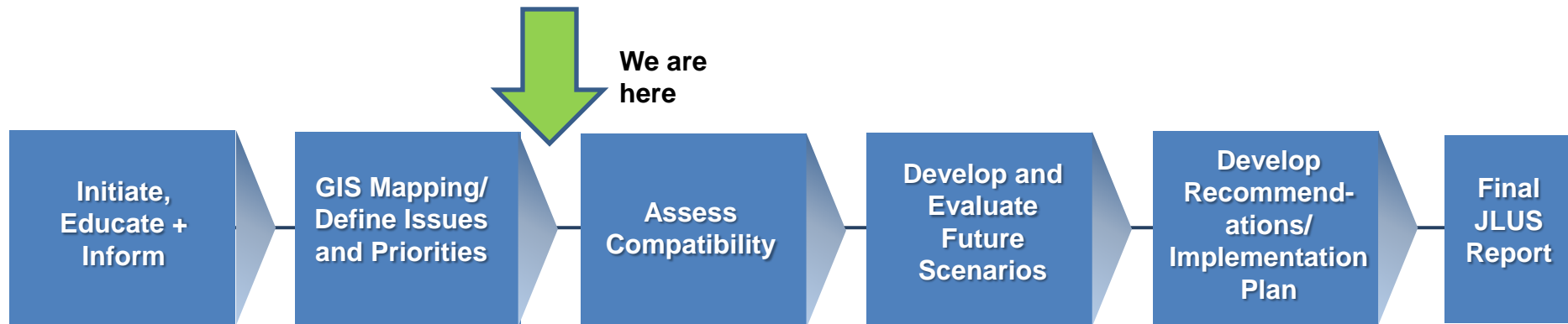
Project Context

- 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>)



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



Action Plan

- Final Plan will include a range of compatibility strategies organized by:
 - Priority
 - Responsibility
 - Timeframe
- Blueprint for coordination and cooperation among jurisdictions and the Marine Corps

Scott AFB/ MidAmerica St. Louis Airport Joint Land Use Study Implementation Strategy Matrix ST. CLAIR COUNTY		Implementation Partners	Timeframe
COORDINATION			
OBJECTIVE: Coordinate land planning and development activities with Scott AFB to ensure compatible development around the installation			
Action 1:	Enter into a Memorandum of Understanding with Scott AFB itemizing coordination effort for land use planning and development application reviews around the installation	St. Clair County Board Scott AFB	Near Term
Scott AFB/ MidAmerica St. Louis Airport Joint Land Use Study Implementation Strategy Matrix VILLAGE OF SHILOH		Implementation Partners	Timeframe
EASEMENTS			
OBJECTIVE: Enable the requiring of easements on properties around Scott AFB and the Airport to limit future lawsuits and protect the existing and future military mission of Scott AFB			
Action 1:	Adopt a policy or ordinance requiring all new major subdivisions and rezonings around Scott AFB and MidAmerica	Village Board of	
Scott AFB/ MidAmerica St. Louis Airport Joint Land Use Study Implementation Strategy Matrix VILLAGE OF SHILOH		Implementation Partners	Timeframe
REGIONAL ADVISORY BOARD			
OBJECTIVE: Establish procedure for regional review of development applications that have received an 'incompatible' finding from Scott AFB			
Action 1:	Locally ratify the creation of the Regional Advisory Board, whose purpose is to review development application found to be incompatible by Scott AFB. Partners should draft a policy together which includes these universal standards: <ul style="list-style-type: none"> who is represented on the Board; what development applications and planning documents, at a minimum, shall be sent to Scott AFB for review; which properties are subject to review by Scott AFB and the Regional Advisory Board; a timeline and process for review; and requirements for approval of an application that has been found to be incompatible by the Regional Advisory Board 	Village of Shiloh, Scott AFB, Airport, O'Fallon, Mascoutah, and St. Clair County	Near Term
Action 2:	The Village should consider adopting a provision that requires a super-majority vote to approve a development application that has been found to be incompatible by the Regional Advisory Board	Village of Shiloh Board of Trustees	Near Term

Example of JLUS Strategies for Scott AFB

JLUS Implementation

- Hampton Roads JLUS as an example
 - JLUS was completed in 2005
 - JLUS Partners included HRPDC, Navy, and Cities of Virginia Beach, Chesapeake and Norfolk
- Results
 - Base protected from BRAC
 - Framework for coordination established
 - Comprehensive Plan revised to establish/promote growth areas away from the base
 - Zoning code revised
 - Sound attenuation guidelines established
 - Program established for purchasing homes in airfield safety zones
 - Program established for land conservation between NAS Oceana and NALF Fentress

(see www.yesOceana.com for more info)



AICUZ Area & Land Use around NAS Oceana and NALF Fentress (2005)

Opportunities for Input

- Stakeholder Interviews
- Public Meetings
 - May 29: Stafford
 - May 30: Prince William
 - June 12: Fauquier
- 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

Stafford County, VA - Official Website - Joint Land Use Study Page 1 of 2

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MCB Quantico Joint Land Use Study

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 use in and around MCB Quantico and develop recommendations encouraging collaboration and compatibility between the base and the localities. The JLUS is sponsored 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, Senior Design Associates, P.C., and Traveler & 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 weekend 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.

QUICK LINKS

- Documents
- Policy Committee
- Technical Advisory Group
- MCB Quantico JLUS
- Participating Localities Map (PDF)
- Project Overview Flyer
- Contact Us

FAQs
What are the Joint Land Use Study

Project Overview **MCB Quantico Joint Land Use Study**
March 2013

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 use in and around MCB Quantico and develop recommendations encouraging collaboration and compatibility between the base and the localities. The JLUS is sponsored 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 with Senior Design Associates, P.C., and Traveler & Associates, Ltd. to lead the JLUS process.

Project Setting
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.

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

Public Participation
Public open houses will be held in the late spring, summer and early fall of 2013 at key project milestones to present project information and gain input from local constituents. The meetings will be held in three different sites around the Marine Corps Base. The date, time and location of the meetings will be announced on this website and through other media outlets. All meeting materials will be posted on the project website.

Contact Information
website: staffordcountyva.gov/quanticojlus
email: quanticojlus@aecom.com

visit: staffordcountyva.gov/quanticojlus

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
Terrie Suit	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

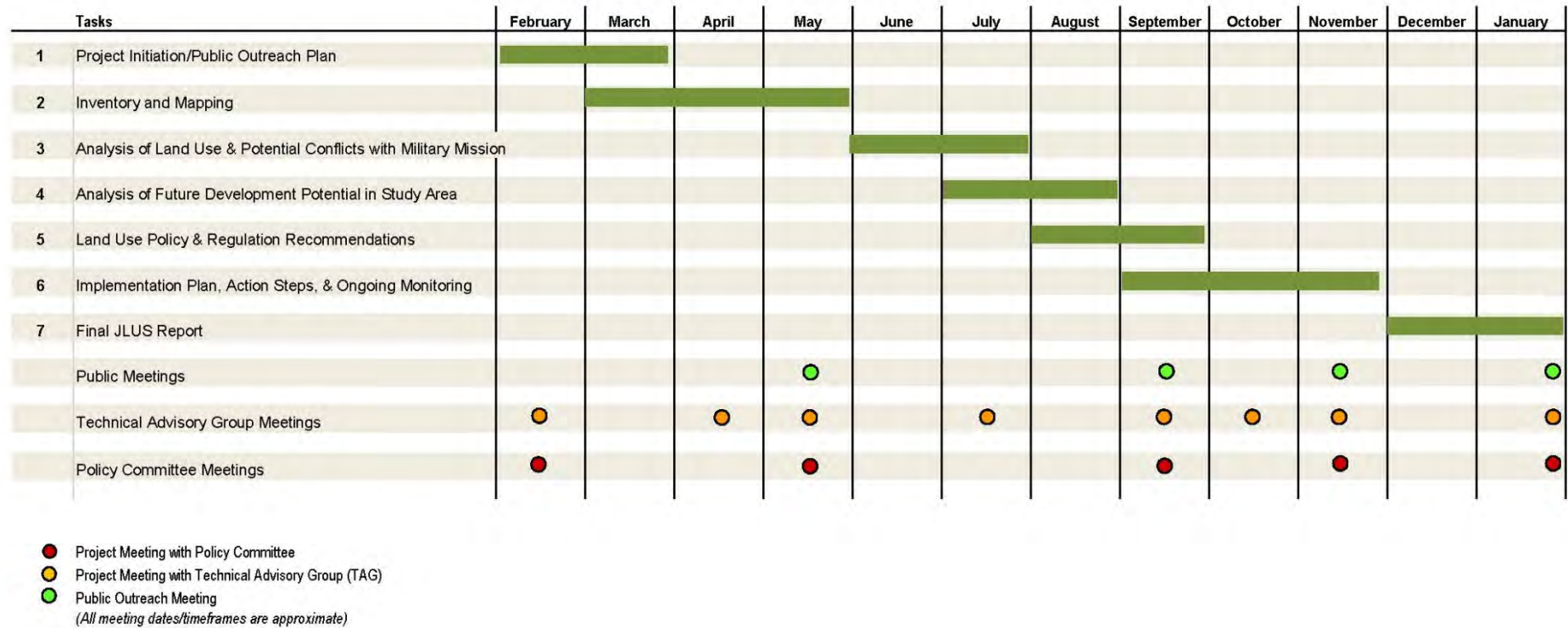
Kathy Baker	Stafford County, Chair
Ray Utz	Prince William County
Kimberley Fogle	Fauquier County
Steve Hundley	MCB Quantico, Vice Chair

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	Travesky & Associates

Project Schedule



Data and Research Findings

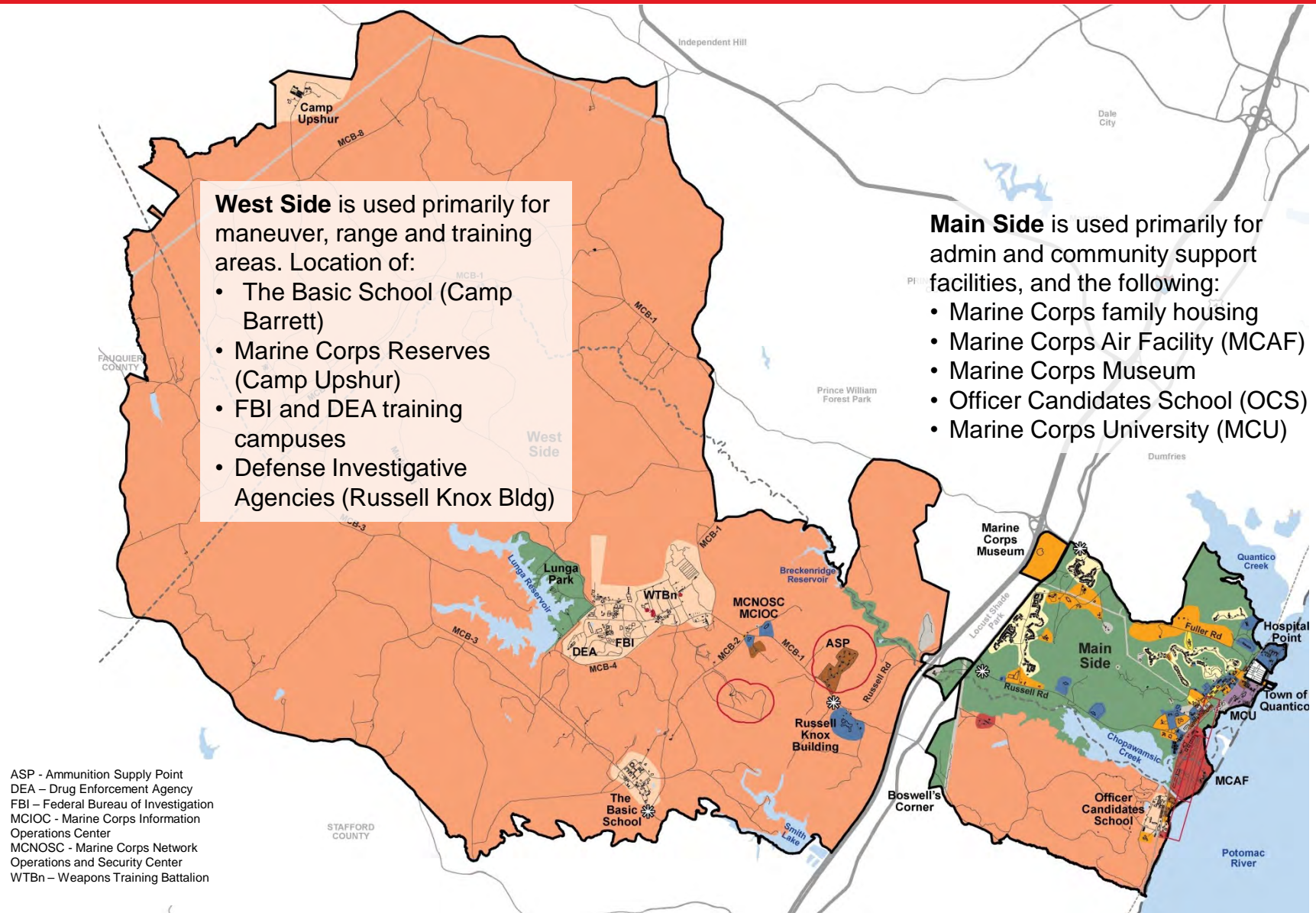
- Base Mission & Operations
- Existing Land Uses
- Growth Trends
- Development Projects

MCB Quantico Mission

- MCB Quantico Mission:
 - *“To optimize readiness by providing operational and training support, infrastructure, and community services that are responsive to Marine Corps Base, Marine Corps Combat Development Command, and tenant requirements and the needs of our military members, families, and civilians within a safe and secure environment.”*
- “Crossroads of the Marine Corps”
- 59,000 acres (93 sq. miles)
- Base population including dependents:
 - 1990 base population: approx. 14,500
 - 2000 base population: approx. 15,200
 - 2010 base population: approx. 24,800
 - Average annual growth 1990 – 2010: approx 3.5%
- Over 30 tenants including:
 - HMX-1 Presidential Helicopter Squadron
 - Federal Bureau of Investigation Academy
 - Drug Enforcement Agency Training Center
 - 5 Military Defense Investigative Agencies collocated in the Russell Knox Building

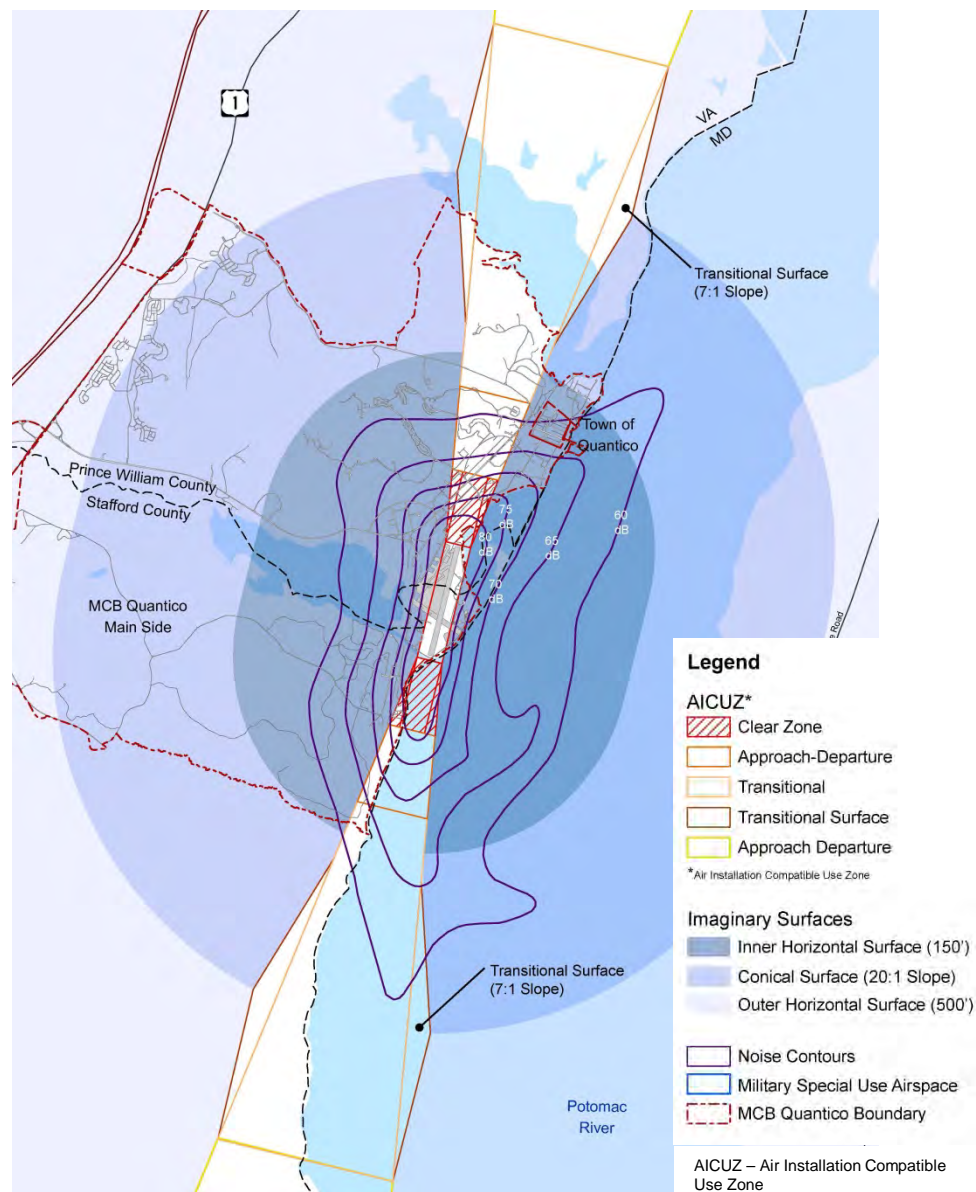


MCB Quantico Land Uses



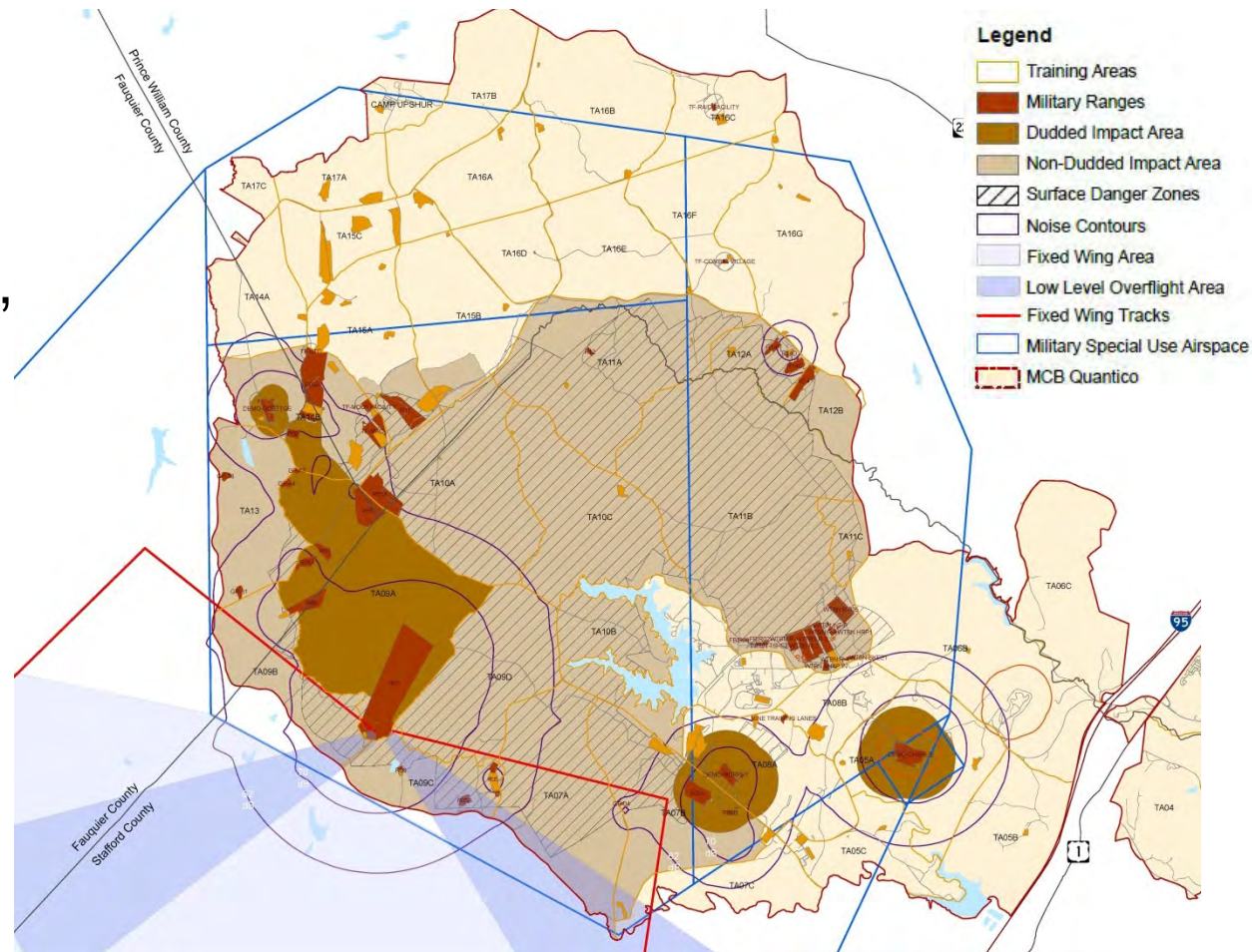
MCB Quantico Air Operations

- Marine Corps Air Facility, Quantico
 - Main Side runways are parallel to Potomac River
 - Primarily helicopters
 - Plus transient fixed wing aircraft
- AICUZ
 - Air Safety Zones
 - Noise contours



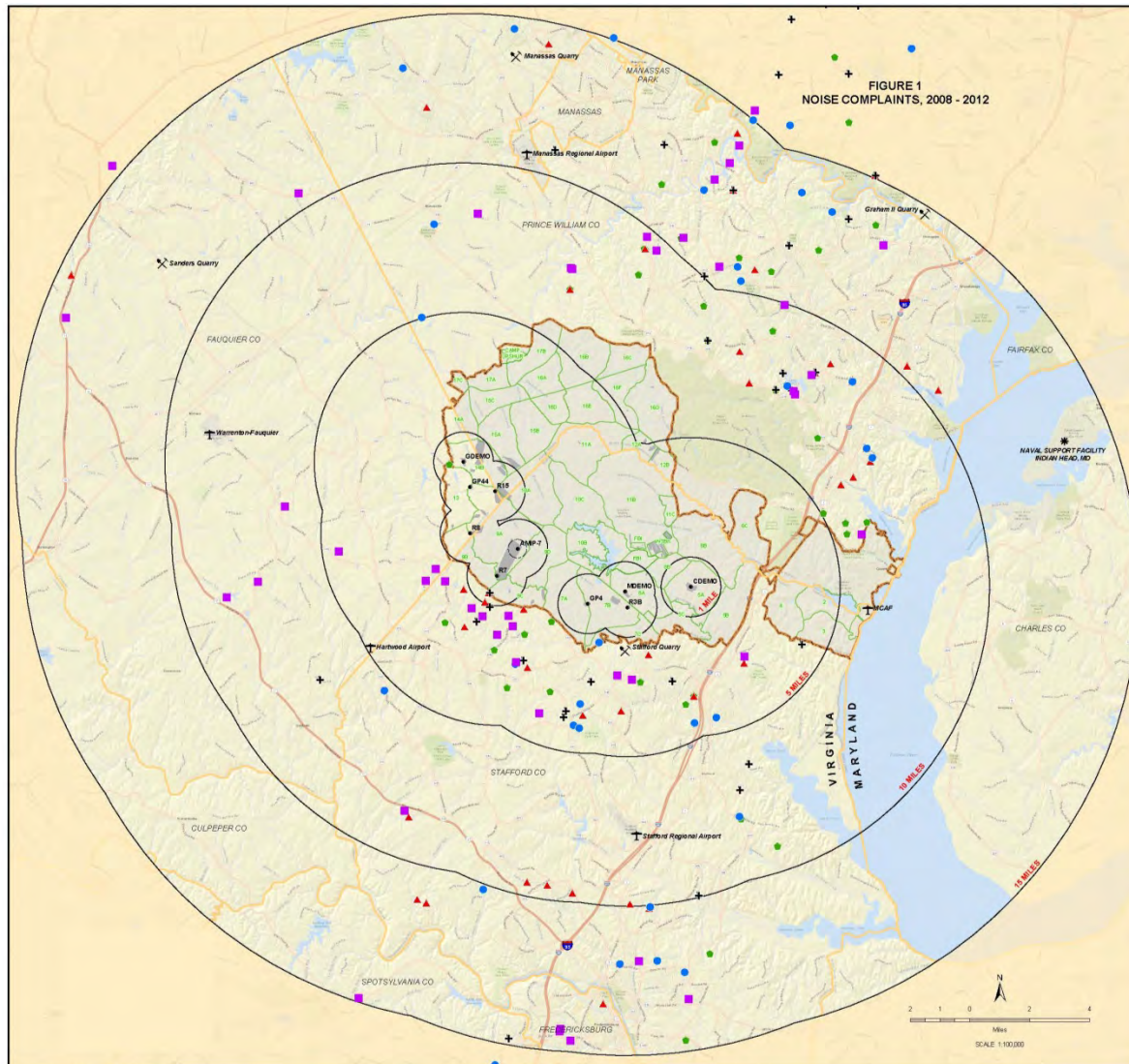
MCB Quantico Range Operations

- Approx. 49,381 acres and 141 NM² of special use airspace
- 38 Training Ranges, including
 - 45 live-fire ranges, gun positions, observation points, and Military Operations in Urban Terrain (MOUT) facilities.
- Aircraft Operations
 - 281 rotary-wing sorties
 - 130 fixed-wing sorties



Unique, top-tier range complex by virtue of its air traffic control, combined live-fire and maneuver ranges, special training facilities, and special use airspace. Training focused on TECOM formal schools versus unit level training. Serves as vital asset to Capital Region DoD units, civilian law enforcement agencies, and federal agencies.

Noise Comments tracked by MCB Quantico



Sources: MCB Quantico, 2013

Legend

- 2008 (58)
- 2009 (58)
- 2010 (49)
- 2011 (50)
- 2012 (50)
- Airport
- Quarry
- High Noise Range
- Range Buffers
- Live-Fire Range Area
- Training Area
- MCB Quantico Installation Boundary
- County

Surrounding Land Uses

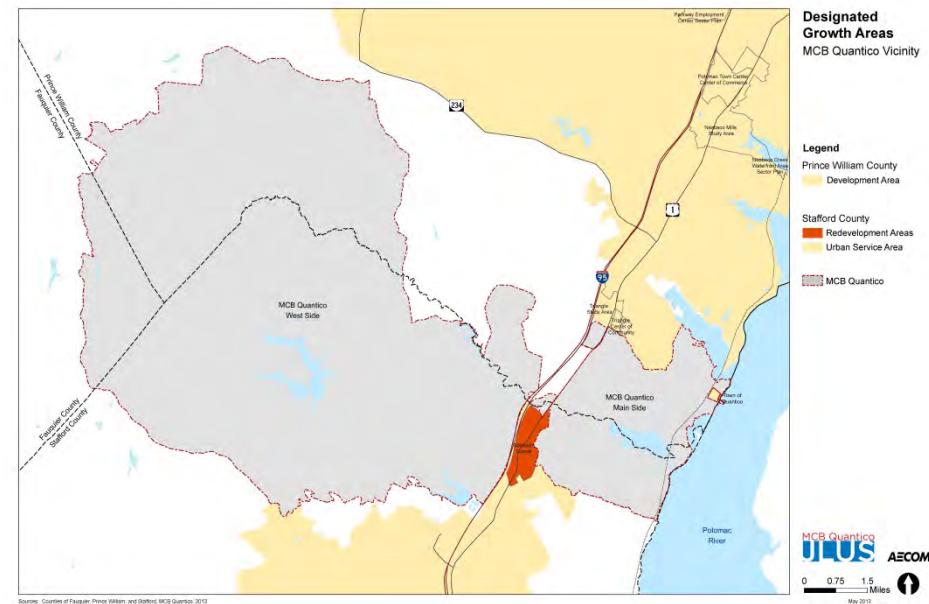
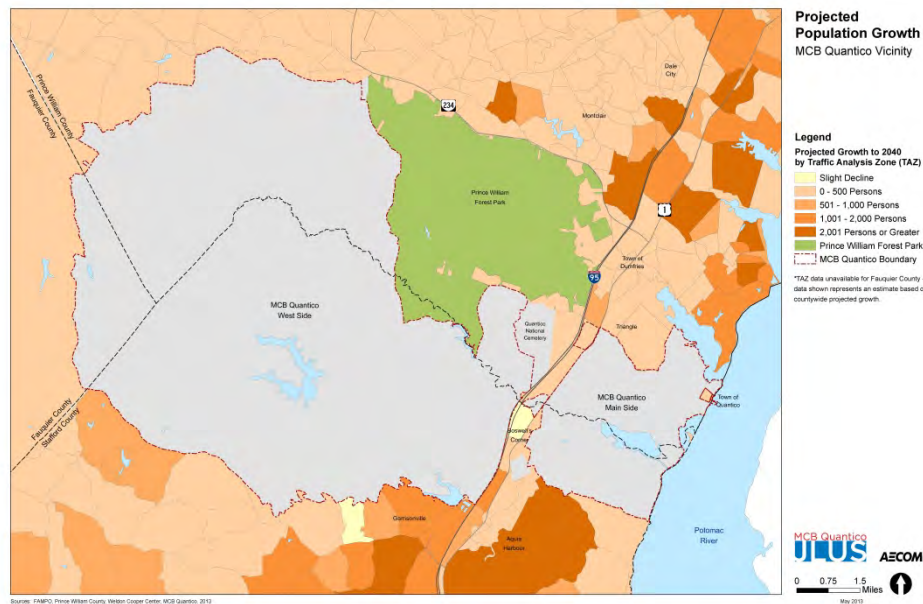
- Stafford County
 - Office/commercial and higher density residential development to the east along Route 1 corridor and Boswells Corner area
 - Lower density development to the west
- Prince William County
 - Office/commercial development along Route 1 corridor
 - Higher density residential development in Triangle/Dumfries area
 - Prince William Forest Park immediately adjacent to the base
 - Lower density 'Rural Crescent' to the west
- Fauquier County
 - Primarily low density residential development & farmland near the base
- Town of Quantico
 - Only incorporated jurisdiction inside a military base in United States



County Growth Trends

Population	1990	2000	2010	1990 - 2000	2000 - 2010	Ave Annual 1990 - 2010
Prince Wm. Co.	215,686	280,813	402,002	30%	43%	3.2%
Stafford Co.	61,236	92,446	128,961	57%	39%	3.8%
Fauquier Co.	48,741	55,139	65,203	13%	18%	1.5%
Town of Quantico	670	561	480	-16.2%	-14.4%	-1.4%

SOURCE: US Census Bureau



JLUS Compatibility Issues

- Noise, vibration & safety impacts from military operations
- Mission sustainment at MCB Quantico
 - Day/night training and range activity
 - Tenant activities
- Economic development/tax base for the jurisdictions
- Transportation impacts
- Watershed and water quality protection/enhancement
- Shared utility systems
- Shared emergency services
- Coordination & communication on development proposals (public and private)

Next Steps

- Public input
 - Record comments from public meetings
 - Consider comments during analysis
- Planning analysis
 - Land use compatibility analysis
 - Analysis of growth patterns on and off base
 - Research ‘best practices’ adopted by defense communities in VA and across US
 - Research potential compatibility measures by base and jurisdictions
- Communications with the public to continue
 - Project website updates: www.staffordcountyva.gov/quanticojlus
 - Emails: quanticojlus@aecom.com
 - Policy Committee and TAG Meetings
 - Public inquiries/responses to JLUS Committee representatives
- Public meetings in early fall to review planning analysis