

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 the 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 Group – 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 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 Commonwealth. 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.

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.

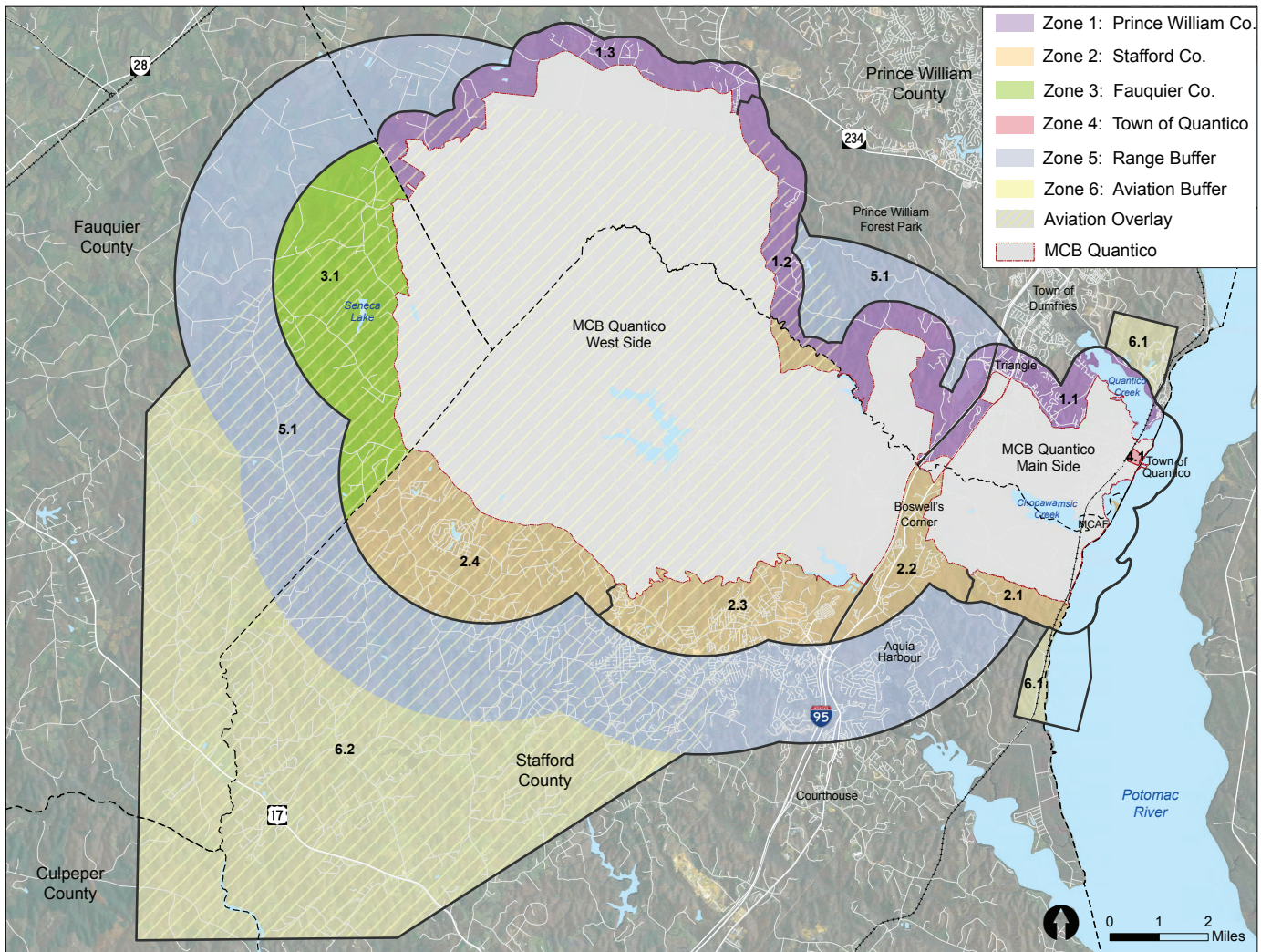


Figure ES.1 Military Influence Area Zones

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 included in this document to be addressed

over time among the JLUS partners.

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.1 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 Priority Recommendations

Recommendation		Lead Organization	Participating Partners	See Page
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	Page 78
CO.3	Establish mutual notification procedures for new development proposals in Military Influence Area Zones 1-4.	JLUS Counties, Town of Quantico	MCB Quantico	Page 78
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	Page 80
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		Page 83
TS.1	Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.	MCB Quantico	JLUS Counties	Page 86
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	Page 86
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	Page 89
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	Page 90

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Chapter 1

Introduction

1.1 Study Purpose

The Stafford, Prince William, and Fauquier Counties, which surround Marine Corps Base (MCB) Quantico, have partnered with the Marine Corps to conduct this Joint Land Use Study (JLUS). The study is sponsored by Stafford County and administered by the Office of Economic Adjustment (OEA) within the Department of Defense (DoD). The MCB Quantico JLUS is one of a number of similar studies that have been or are being prepared by communities across the country located near military bases.

The overall purpose of the JLUS is to balance military operations at MCB Quantico with economic development and growth in the local communities surrounding the base. Attracting development within defined growth areas is a key priority for these communities in order to expand local economic conditions, increase services, and grow the local tax base. Growth could result in additional population moving to the area and additional houses, schools, infrastructure, community services and new jobs. The new growth could also support existing and future residents and personnel working and training at the base. However, as more people move to the area and live and work in proximity to noise and operational impacts generated by the military, there are increased risks of complaints and potentially pressure on the military to modify operations which could,

over time, compromise overall mission viability. These issues are central to this JLUS.

The long-term goal of a JLUS is to reduce potential incompatibility between the base and the adjacent surrounding communities. The term “incompatibility” (or “encroachment”) describes the operational impacts of military activities on surrounding communities and the reciprocal negative effects of adjacent community growth on training and other military operations at MCB Quantico. Methods of reducing or preventing incompatibility include a menu of tools, such as land use planning, real estate disclosure, operational changes on the installation, shared services, and increased coordination efforts.

This document provides a series of recommendations to minimize encroachment that are locally appropriate to the communities, as well as MCB Quantico. It is important to note that these are recommendations only, and it is the responsibility of each JLUS participating entity to review these proposals and implement the recommendations best suited to their local context and long-range plans.

The JLUS program is community driven and directed. The program relies on strong community planning and land use regulatory (zoning) capabilities to implement recommendations through local comprehensive planning programs and processes.

Source: OEA Joint Land Use Study Program Guidance Manual, 2006.

The JLUS partners are Prince William County, Stafford County, Fauquier County, and Marine Corps Base Quantico. Prince William and Stafford are in the top five fastest growing counties in the state.

1.2 Planning Area

MCB Quantico covers approximately 93-square miles of property and spans three counties in Northern Virginia – Prince William County, Stafford County, and Fauquier County – as shown in Figure 1.1. The Town of Quantico is surrounded by MCB Quantico and is the only incorporated town located within a military installation in the world. MCB Quantico is bisected by the U.S. Route 1 / Interstate-95 corridor. The area east of I-95 is referred to as the Main Side. The area west of I-95 is called the West Side, or Guadalcanal. The CSX railroad also owns a right-of-way through the eastern portion of the Main Side of the base. MCB Quantico has several miles of waterfront on the Potomac River.

MCB Quantico is approximately a 45-minute drive from the Pentagon and Washington D.C. As the Washington D.C. region has grown considerably over the past couple decades, Northern Virginia's growth has pushed south along the I-95 corridor, contributing to strong gains in population and employment in the planning area. Prince William and Stafford Counties were in the top five fastest growing counties in Virginia from 2000 to 2010.¹ Fauquier County has historically experienced modest levels of growth due to its rural character, but it too is growing primarily along the Route 29 corridor to the west. Encouraging growth in designated growth areas to expand the local tax base, while protecting their valuable natural and cultural resources, is paramount to the future success of each community surrounding the base.

¹ Cai, Qian, "A Decade of Change in Virginia's Population," *The Virginia Newsletter* Vol. 87 No. 4, June 2011, Weldon Cooper Center for Public Service, University of Virginia

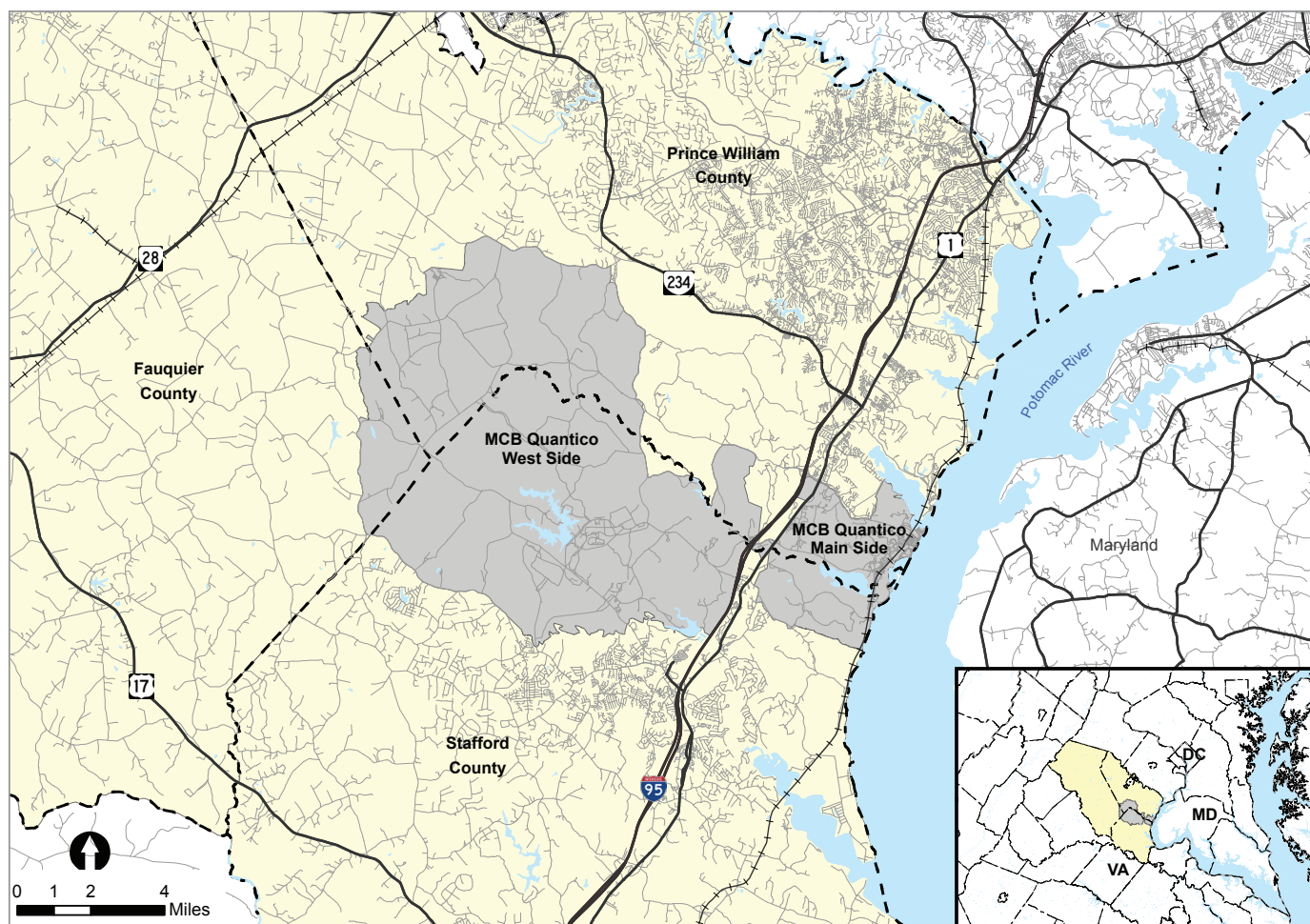


Figure 1.1 MCB Quantico Joint Land Use Study Partner Jurisdictions

1.3 Project Leadership

The MCB Quantico JLUS was overseen by two committees, working side-by-side with consultants, to assist in the process. These committees met frequently over an approximate 18-month JLUS planning timeframe, augmented by comments received from key stakeholders interviewed during the planning process, as well as from the general public. The committees included representatives appointed by the governing body of each jurisdiction; a representative from the Commonwealth of Virginia Governor's Office; and representatives from MCB Quantico selected by the Base Commander. The committee's representatives are shown in Table 1.1 and were structured as follows:

Policy Committee

The Policy Committee included elected officials from each JLUS community, the Base Commander and the regional military liaison appointed by the Commonwealth of Virginia's Secretary of Veteran Affairs & Homeland Security. The committee provided overall direction to the planning process and approved the implementation recommendations identified by the Technical Advisory Group. The Policy Committee met four times during the course of the project, although members of the committee also attended a number of the Technical Advisory Group meetings as well.

Technical Advisory Group

The Technical Advisory Group (TAG) included technical representatives from each jurisdiction's planning department, administration or elected governing body, and military installation planners and staff. The TAG met five times over the course of the project to discuss issues, share information, and assist the consultant team with developing preliminary implementation recommendations. TAG representatives also attended the four joint meetings with the Policy Committee. Due to the large size of the TAG, the group selected primary points of contact for each jurisdiction to ease coordination and identified a TAG Focus

Table 1.1 Policy Committee and Technical Advisory Group Members

Policy Committee Members

Stafford County

Ty Schieber (Policy Committee Chair; Former Supervisor, Garrisonville District)
Paul Milde (Supervisor, Aquia District)
Daniel Choike (Citizen; Former MCB Quantico Base Commander)

Prince William County

Maureen Caddigan (Policy Committee Vice-Chair; Supervisor, Potomac District)
Wally Covington (Supervisor, Brentsville District)

Fauquier County

D. Lee Sherbeyn (Supervisor, Cedar Run District)
Dell Ennis (Planning Commissioner, Cedar Run District)

Marine Corps Base Quantico

Col David Maxwell (Base Commander)
Col Roarke Anderson (Chief of Staff)

Other

Kevin Brown (Town of Quantico Mayor)
Mike Coleman (Secretary of Veterans Affairs and Homeland Security; Ex-officio member)

Technical Advisory Group Members

Stafford County

Kathy Baker (Technical Advisory Group Chair; Planning and Zoning)*
Tim Baroody (County Administration)*
Ed Keasler (Transportation)
Ed Wallis (Stafford Regional Airport)
Amber Forestier (Environmental)
Dave Capaz (GIS)
Brad Johnson (Redevelopment)*
Dale Allen (Utilities)

Prince William County

Ray Utz (Point of Contact for Prince William County; Planning)*
Susan Roltsch (Office of Executive Management)*
Chris Price (Planning)
Tom Blaser (Transportation)
Ric Canizales (Transportation)*
Marc Aveni (Environmental)
Bill Vaughan (GIS)
Helen Walla (Demographics)
Jim Gahres (Economic Development)
Dean Dickey (Utilities)

Fauquier County

Kimberley Fogle (Point of Contact for Fauquier County, Community Development)*
Don del Rosso (Community Development)*
Lori Hertig (GIS)
Miles Friedman (Economic Development)
Ray Pickering (Agricultural Development)

Marine Corps Base Quantico

Steve Hundley (Technical Advisory Group Vice-Chair; Community Plans and Liaison Officer)*
John Rosewarne (Business Performance Office)*
Joe Winterer (Transportation)
Joe Pereira (Range Management)
Capt Craig Olszta (Range Management)
Capt Jarrod Robinson (Marine Corps Air Facility)
Kirk Nelson (Installation and Environment)*
Amy Denn (Environmental)
Jack Trophia (GIS)
Fred Church (Business Performance Office)
Larry Weedon (Utilities)
Chuck Jenks (Public Affairs)
Tammy Smith (Community Services)
Nathan Stokes (Counsel)
Mike Law (Counsel)

* TAG Focus Group

Group of key members for smaller working meetings with the consultant team.

1.4 Public Participation

The JLUS is as much about process as it is the final product. The JLUS process creates a public dialogue to address the land use and other compatibility issues between the base and the surrounding communities. This process was initiated by a JLUS kick-off meeting with the Policy Committee and Technical Advisory Group and hopefully will continue after the JLUS is completed through implementation of the recommendations. The resulting document is not a binding document, but a blueprint of ideas to guide military and community policies in the years ahead.

A number of different mediums and venues were used to involve the public in the JLUS planning process. These included the following:

Policy Committee and Technical Advisory Group Meetings

These committees, described in Section 1.3, provided oversight and direction on the JLUS process, report content, and study recommendations. The committee meetings were open to the public and held regularly throughout the study timeframe.

Stakeholder Interviews

The consultant planning team conducted in-depth interviews with over 35 organizations and 75 stakeholders in the public, private and community sectors to identify issues affecting MCB Quantico and the adjacent local communities (see Table 1.2). These interviews also included briefings by base operations personnel and tenants. A wide variety of topics were discussed during the interviews with the following highlights noted:

- **Noise and Vibration** Noise and vibration were identified as issues although this varied in significance among the different stakeholders. The

base operates a complaint telephone line available to register comments from local citizens about noise and vibration issues caused by training operations.

- **Air Operations** MCB Quantico's air operations extend off-base with a demarcated Military Operations Area (MOA). All aircraft in the region must comply with the MOA and air space restrictions in accordance with Federal Aviation Administration (FAA) regulations. Future expansion plans for the Stafford Regional Airport could cause conflicts with the MOA. Aircraft associated with the Marine Corps Air Facility (MCAF) Quantico fly along the Potomac River corridor. Noise from MCAF Quantico operations has been cited as a concern.
- **Growth / Future Development** The base is an economic engine directly and indirectly responsible for much of the growth in the immediate area. Jurisdictions are interested in promoting development in areas with access to existing infrastructure. Some of these areas are proximate to the base perimeter and on-going range and aviation operations. Agreements between the base and the jurisdictions are needed to determine what constitutes compatible development inside and outside the base perimeter. The communities are also interested in supporting contractors that service MCB Quantico and its major tenants.
- **Traffic / Transportation** While there are on-going and planned transportation improvement projects, traffic remains a major concern around MCB Quantico. There are significant rush hour congestion problems going into and out of the base and on the local roads that surround it. The lack of mass transit within the base and connecting to local communities is an increasing issue.
- **Infrastructure** There is interest in exploring expanding shared infrastructure services between the base and the localities.

Public participation efforts included stakeholder interviews and committees, public meetings, public notices, flyers, and a website hosted by Stafford County.

- **Land Conservation** Each locality has identified rural/agricultural areas within the county to promote open space and agricultural land uses. The base utilizes DoD's Readiness and Environmental Integration (REPI) program to support land conservation near the installation perimeter.
- **Environment and Habitat** Coordinating watershed protection efforts among the localities and the base will be critical to ensuring responsible stewardship. Green field development can reduce natural habitats and drive threatened and endangered species to other open spaces, such as the base training areas. Hunting and fishing are allowed on-base to the public with permits and are popular recreation activities.
- **Coordination** Communication and coordination between localities and the base has improved over the past several years. Continued open communication between all parties is desired.

Public Information Meetings

Three rounds of public meetings/review opportunities were held during the JLUS process. Meeting reports of each round of meetings held to-date are included in the Appendix. The first round of public meetings was held in the early summer of 2013 to introduce the project and collect public comment and input about potential JLUS issues. A second round was held in December 2013 to present preliminary recommendations resulting from the JLUS analysis. The final round was held in March 2014 to present the final recommendations and JLUS report (as presentations to each respective county Board of Supervisors).

Each set of public meetings was held in three separate locations to accommodate residents living on different sides of the base. Public meeting notifications began several weeks before the meetings and included email broadcasts to committee members and stakeholder interviewees requesting that they further disseminate announcements to their constituencies; a

Table 1.2 List of Stakeholder Interviews

Organization/Individual	Meeting Date
Stafford County - Staff	March 11, 2013
MCB Quantico Range Management Branch - MCAF Quantico ATC	March 11, 2013
Rappahannock-Rapidan Regional Commission	March 14, 2013
Virginia Outdoors Foundation	March 14, 2013
Northern Virginia Regional Commission	March 18, 2013
MCB Quantico Planners	March 19, 2013
Prince William County - Staff	March 19, 2013
Stafford County Regional Airport	March 19, 2013
Fauquier County - Staff and Planning Commission	March 20, 2013
Prince William Forest Park, National Park Service	March 20, 2013
Greater Piedmont Area Association of Realtors	March 25, 2013
MCB Quantico Counsel	March 25, 2013
MCB Quantico Public Affairs Officer	March 26, 2013
Stafford County - County Administration	March 26, 2013
Town of Quantico - Mayor	March 26, 2013
Prince William County - Supervisor, Brentsville District	April 1, 2013
Fredericksburg Area Association of Realtors	April 1, 2013
Prince William County - Supervisor, Coles District	April 1, 2013
Stafford County Resident	April 2, 2013
Center for Regional Analysis, George Mason University	April 2, 2013
Prince William Association of Realtors	April 4, 2013
Virginia Department of Transportation, Fredericksburg District	April 4, 2013
Fredericksburg Area Metropolitan Planning Organization/George Washington Regional Commission	April 4, 2013
MCB Quantico Base Commander	April 8, 2013
MCB Quantico Public Works Office, Utilities	April 8, 2013
MCB Quantico Installation and Environment Division	April 8, 2013
Stafford County Supervisor, Garrisonville District	April 9, 2013
FBI/DEA Training Academy	April 10, 2013
Stafford County Fire and Rescue	April 10, 2013
MCB Quantico Systems Command	April 22, 2013
MCB Quantico G3 Operations	April 22, 2013
MCB Quantico Business Performance Office	April 22, 2013
Manassas Regional Airport	May 3, 2013
MCB Quantico School Liaison Officer	May 8, 2013
MCB Quantico Natural Resources & Environmental Affairs	May 9, 2013
Quantico/Belvoir Regional Business Alliance	May 10, 2013
Warrenton-Fauquier Airport	May 14, 2013



*December 2013 JLUS Public Meetings
(Fauquier County top; Stafford County
middle; Prince William County bottom)*

public meeting announcement flyer; project website postings; and advertisements published in four local newspapers (Prince William Times, Free Lance-Star, Stafford County Sun, and Fauquier Times-Democrat). The meeting dates and locations were as follows:

Round One

- May 29, 2013 – Hilldrup Moving & Storage (Stafford County)
- May 30, 2013 – Edward L. Kelly Leadership Center (Prince William County)

- June 12, 2013 – “Old” Cedar Run Rescue Squad Building (Fauquier County)

Round Two

- December 11, 2013 – “Old” Cedar Run Rescue Squad Building (Fauquier County)
- December 16, 2013 – Hilldrup Moving & Storage (Stafford County)
- December 17, 2013 – County Government Complex (Prince William County)

Round Three (Board of Supervisors meetings)

- March 11, 2014 – Prince William County
- March 13, 2014 – Fauquier County
- March 18, 2014 – Stafford County

Public meeting materials included hand-out materials and comment forms, which are also available on the project website. A public meeting report was prepared following each round of meetings and is included in the Appendix and available on the JLUS website.

Website

A project website was established in the early stages of the JLUS on the Stafford County home page: www.staffordcounty.gov/quanticojlus. This website provided a repository of project information including meeting materials, community and base maps, and the draft and final reports. A project email address was established (quanticojlus@aecom.com) for receiving comments on the JLUS which was monitored through the course of the planning process.

Project Flyers and Notices

A project flyer describing the JLUS and each round of meetings was produced during the planning effort for additional informational purposes. Flyers were provided to each jurisdiction to post as appropriate and were included in email blasts to stakeholders and other interested citizens.

1.5 Report Organization

The JLUS is organized into six sections as follows:

- **Chapter 1 Introduction** Provides an overview of the study purpose and process.
- **Chapter 2 Study Area Profile** Includes a summary description of the base and region, including growth projections, economic impacts, environmental resources and transportation systems.
- **Chapter 3 Existing Plans and Programs** Describes the key planning tools and policies relevant to the study for each local JLUS jurisdiction, as well as those available at the regional and state levels.
- **Chapter 4 Marine Corps Base Quantico Operations** Describes the training functions and land uses internal to the base, including detailed information about the ordnance and air operations potentially affecting the adjacent communities.
- **Chapter 5 Military Influence Area Analysis** Summarizes the planning process used to identify and define the areas within each JLUS jurisdiction affected by base operations along with land use compatibility recommendations for future land uses.
- **Chapter 6 Implementation Plan** Includes detailed recommendations to address the impacts and compatibility issues associated with MCB Quantico along with priorities for action, timelines and responsible parties. The implementation plan is sorted by recommendation type.

The screenshot displays the Stafford County Virginia website. The top navigation bar includes links for 'YOUR GOVERNMENT', 'OUR RESIDENTS', 'FOR VISITORS', 'DOING BUSINESS', and 'HOW DO I?'. Below this is a banner for 'STAFFORD Virginia' featuring a silhouette of George Washington and a photo of children playing. A search bar and social media icons are on the left. The main content area is titled 'MCB Quantico Joint Land Use Study Project Overview' and includes a breadcrumb trail: 'Home > Your Government > Boards and Commissions > Joint Land Use Study > Project Overview'. The text describes the partnership between Stafford, Prince William, and Fauquier Counties and MCB Quantico to develop a Joint Land Use Study (JLUS). It mentions that the JLUS is sponsored by Stafford County and administered by the Office of Economic Adjustment (OEA) within the Department of Defense. A map of the study area is shown. The sidebar on the left contains links to 'Project Overview', 'Policy Committee Members', 'Technical Advisory Group', 'Live Support ONLINE', and various services like 'Board of Supervisors', 'Employment', 'Online Payments', 'Community Directory', 'Notify Me Sign-Up', 'Report a Concern', and 'Staff Directory'. The bottom of the page features the 'STAFFORD 3-1-1' logo.

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

Chapter 2

Study Area Profile

2.1 Military Mission and History

MCB Quantico Mission

The mission of MCB Quantico is to “enhance readiness by providing operational and training support, infrastructure, and community services that are responsive to tenant command and activity requirements and the needs of our military members, families, and civilians.” MCB Quantico is often called the “Crossroads of the Marine Corps” because every Marine officer serving today has spent training time at MCB Quantico and many Marines return for continuing education. Marines are trained and educated throughout the base.

History

As the United States was entering World War I, the Marine Corps needed its own base to train Marines to fight in the Great War. The U.S. Marine Corps scoured the D.C. region searching for a suitable location and in 1917 chose Quantico to establish a premier Marine training base in the area now known as Main Side. Since 1917 the primary mission of MCB Quantico has been to train and educate Marines officers.

During World War II, it became apparent that the Main Side could not accommodate the additional schools, training areas, and supporting functions necessary to train

the influx of Marine officer candidates. In 1942, the Marine Corps acquired the West Side, also called Guadalcanal, to expand its training options. Today, the West Side is one of the only large-scale training areas in the region and is a critical resource to the Marine Corps, the DoD, and federal, state and local law enforcement agencies, like the FBI, that routinely use MCB Quantico ranges for training.

In the past ten years, MCB Quantico has experienced a surge in non-training, administrative tenants. The 2005 Base Realignment and Closure (BRAC) Commission Report consolidated DoD investigative agencies into one facility, the Military Department Investigative Agencies (MDIA), which is now located in the Russell Knox Building on the West Side along Telegraph Road. The Russell Knox Building and several other facilities for Marine Corps Network Operations and Security Center (MCNOSC) and the Marine Corps Information Operations Center (MCIOC) are located on the West Side in areas that were formerly used for training and are currently surrounded by active training ranges. Increased defense spending for the Marine's Grow-the-Force (GTF) campaign have brought more Military Construction (MILCON) dollars to MCB Quantico than in previous decades resulting in the expansion and recapitalization of a number of tenant facilities. These changes have placed increased pressure on the base's aging

MCB Quantico Main Side was established at Quantico in 1917 and expanded in 1942 to include the West Side. Every Marine Corps officer serving today trains at the base.

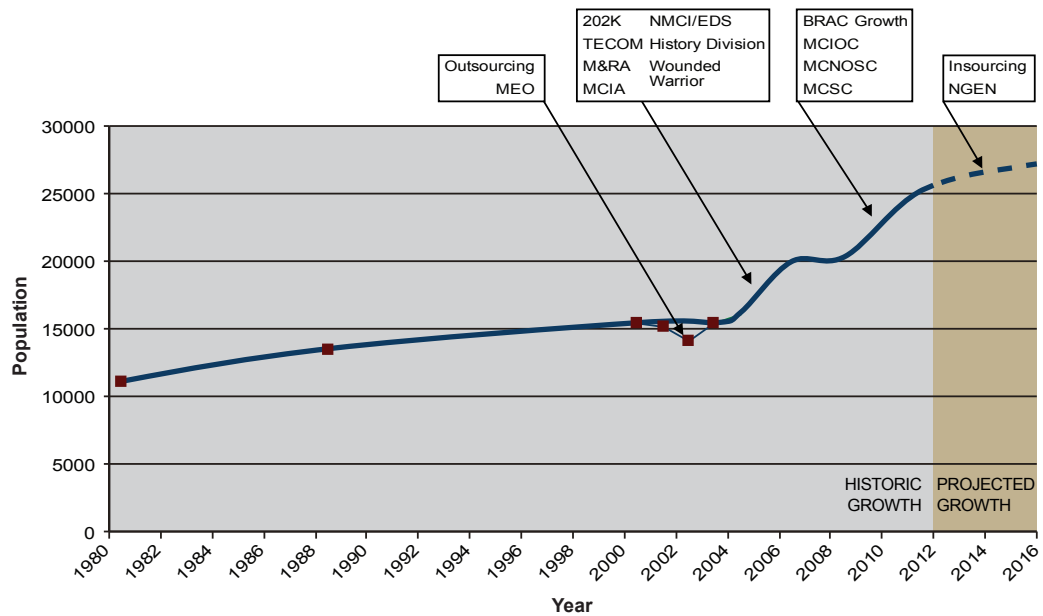


Figure 2.1 Historic and Projected Population Growth for MCB Quantico

Source: MCB Quantico Integrated Land Use Plan, 2012

Major Activities and Tenants

The Main Side hosts most of the administrative activities and tenants while the majority of the active training and range functions occur on the West Side.

MCB Quantico Base Activities

- Headquarters & Service Battalion
- Security Battalion
- Naval Medical Clinic
- G-1 Manpower Division
- G-3 Operations Division
- G-4 Logistics Division
- GF Installation and Environment Division
- G-6 Communications Electronics Division
- Marine Corps Community Services (MCCS)
- Comptroller
- Safety Division
- Command Chaplain
- Staff Judge Advocate
- Marine Corps Marathon
- Public Affairs
- Command Inspector
- Quantico Marine Corps Band
- Community Relations

MCB Quantico Tenants - Colleges

- Marine Corps College of Distance Education and Training
- Marine Corps Command & Staff College
- Marine Corps University (MCU)
- Marine Corps War College

MCB Quantico Tenants - Schools

- Alfred M. Gray Marine Corps Research Center

- Communications School
- Enlisted Professional Military Education
- Expeditionary Warfare School
- Officer Candidates School (OCS)
- The Basic School (TBS)

MCB Quantico Tenants - Other Commands

- American Red Cross
- Defense Commissary Agency (DeCA)
- Delta Company 4th Light Armored Reconnaissance Battalion
- Human Resources and Organizational Management
- Joint Non Lethal Weapons Directorate
- Marine Corps Air Facility (MCAF)
- Marine Corps Combat Development Command (MCCDC)
- Marine Corps Embassy Security Group
- Marine Corps Information Operations Center (MCIOC)
- Marine Corps Intelligence Activity (MCIA)
- Marine Corps Network Operations and Security Center (MCNOSC)
- Marine Corps Operational Test and Evaluation Activity
- Marine Corps Recruiting Command
- Marine Corps Systems Command

(MCSC)

- Marine Helicopter Squadron One (HMX-1)
- Marine Security Guard
- MCAF Meteorology and Oceanographic Division
- Navy-Marine Corps Relief Society
- Training and Education Command (TECOM)
- Weapons Training Battalion (WTBn)
- Wounded Warrior Regiment (WWR)

Non-Marine-Corps Tenants

- Department of Justice
 - Drug Enforcement Administration (DEA) Training Center
 - Federal Bureau of Investigation (FBI) Academy
- Department of Defense
 - DoD Dependents Schools (DODDS)
 - Military Department Investigative Agencies (MDIA): Naval Criminal Investigative Agency (NCIS), Air Force Office of Special Investigations (AFOSI), Army Criminal Investigation Command (CID), Defense Intelligence Agency/Defense Counter Intelligence Humint Center (DIA/DCHS), and Defense Security Service (DSS)
- National Museum of the Marine Corps (NMMC)

infrastructure, and in some instances, have led to land use conflicts in areas not aligned with the base land use plan.

Base Population

The population at MCB Quantico has increased over the past several years, as shown in Figure 2.1. The base currently has a daytime population of approximately 28,000 including students and dependents (see Table 2.1 for the detailed personnel figures). From 1980 to 2000, MCB Quantico's population grew at a very modest rate of two percent per year. However, from 2000 to 2011, the base's population grew by an average of 5.2 percent per year. This upswing in population is attributed to new tenants relocating to MCB Quantico, as well as the MDIA consolidated agencies as a result of BRAC 2005. Another factor was the "silent growth" of existing MCB Quantico tenants and the results of the 2007 Grow the Force (GTF) initiative. In fiscal year 2008 alone, the Corps added 12,000 Marines. The initial GTF goal was accomplished two years early in 2009. With the GTF initiative accomplished, MCB Quantico expects the population to return to its previous growth

rate of two percent per year. From the interviews conducted with the tenants, they expect to see minimal to modest growth in their personnel numbers based on currently known future mission requirements.

2.2 MCB Quantico Economic Impacts

MCB Quantico is an important contributor to the economy of the Northern Virginia region. A 2012 Economic Impact Assessment undertaken by MCB Quantico to quantify the significance of the installation to the area economy considered both direct and indirect impacts of MCB Quantico operations, as well as induced impacts due to spending of MCB Quantico wages and salaries. The region of influence defined by the study included the three JLUS localities, as well as Fairfax and Spotsylvania Counties and the Cities of Fairfax, Manassas, Manassas Park, Fredericksburg, and Falls Church.

MCB Quantico provides benefit to the region by supplying employment, demand for housing and consumer goods, and supplies and services to support base

From 2000 to 2011, MCB Quantico's population grew at an annual rate of 5.2 percent. Base population is projected to grow at a future annual rate of 2 percent.

Table 2.1 MCB Quantico 2012 Population

Personnel Type	Population
MCBQ Military & Marine Students	7,217
MCBQ Civilians/MCCS/DODEA	7,488
MCBQ Dependents	2,859
Contractor/Visitor	3,295
MDIA	3,000
FBI/DEA	4,000
Daytime Population Total (w/ dependents)	27,859

Source: MCB Quantico Public Works Branch, 2012

Table 2.2 MCB Quantico Economic Benefits

	Dollar Amount (Billions)	Employment
Direct Payroll	\$1.476	18,530
Industry Output	\$4.212	27,960
State and Local Tax Revenue	\$0.199	
	\$5.887	46,490

-Direct Payroll represents military and civilian assigned personnel at MCB Quantico

-Industry Output includes operations, payroll, and visitor spending tied directly and indirectly to MCB Quantico operations

Source: MCB Quantico Economic Impact Assessment Technical Report, 2012

operations. These benefits are tied to a diverse array of economic sectors across the study area including construction, manufacturing, and real estate.

The impact assessment determined that the overall economic benefit to the regional economy was approximately \$5.9 billion during fiscal year 2011. Table 2.2 provides a breakdown of this total, as well as employment figures for jobs directly and indirectly tied to MCB Quantico operations.

2.3 Growth Trends and Regional Infrastructure

An analysis of land use at a large scale reveals the overall urbanized and suburban nature of the areas surrounding MCB Quantico to the east and the more rural character of land uses to the west. The base is adjacent to major transportation corridors and designated growth areas in Prince William and Stafford Counties, indicative of continuing growth pressures in these localities.

Proximity to Washington D.C., Northern Virginia, Fredericksburg and the I-95 corridor will continue to heavily influence investments and development patterns in

the area. Additional investments in I-95 and the Virginia Railway Express (VRE) line are currently underway adjacent to and through MCB Quantico.

This section outlines historic and projected population trends to provide an understanding of local growth patterns. Chapter 3 discusses land use policy, zoning and proposed developments for each community surrounding MCB Quantico, with special emphasis on those areas in closest proximity to the base.

Historic population

The population of each of the JLUS communities has been steadily increasing in recent decades, with an overall increase of more than 270,000 people (approximately 83 percent) within the three localities between 1990 and 2010 (See Figure 2.2). The majority of this growth has occurred in Prince William County, which added more than 186,000 new residents during the 20-year timespan (an 86 percent rate of growth). While the actual population increase in Stafford County is less at approximately 68,000 people, the rate of growth is even higher at nearly 111 percent. Growth in Fauquier County has been more

Over the next 30 years, the counties surrounding MCB Quantico are anticipated to nearly double in population, adding approximately 490,000 people.

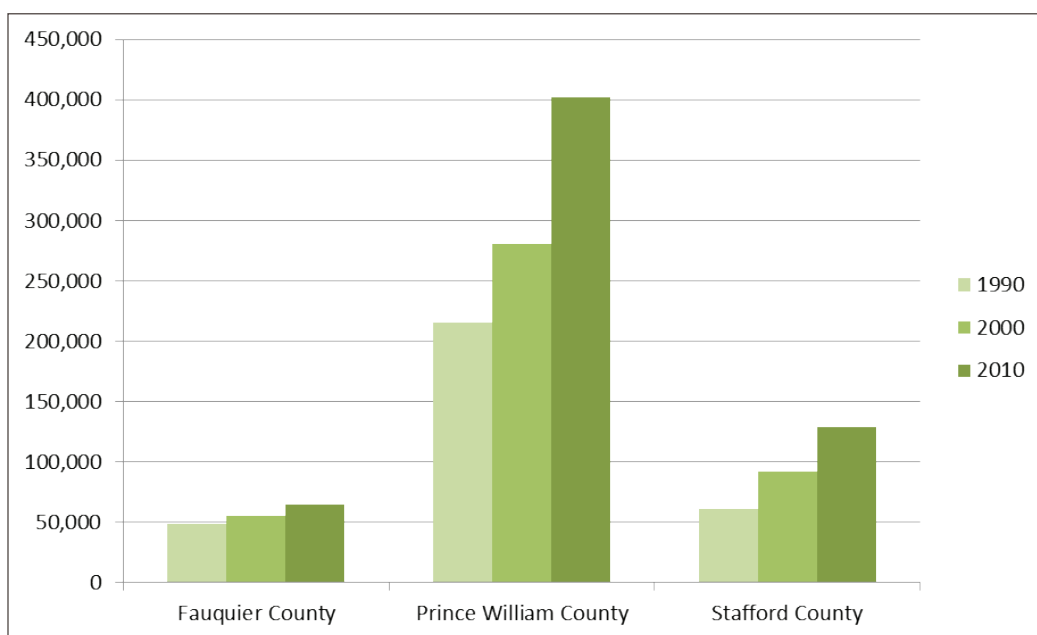


Figure 2.2 Historical Population Growth (1990-2010)

Source: U.S. Census

modest, although still significant at more than 16,000 people (approximately 34 percent).

Projected population

Population projections indicate continued growth of the communities surrounding MCB Quantico, in some cases at rates exceeding historical patterns (see Figure 2.3). The overall growth rate for the three JLUS localities is anticipated to remain on pace with current patterns, with a projected increase of nearly 490,000 people over the next 30 years (roughly 82 percent increase). The amount of growth in Stafford County is expected to accelerate during this timeframe, with a projected growth of more than 204,000 people (nearly 159 percent increase) by 2040. The rate of growth in Prince William County is anticipated to decrease only slightly, while a slight increase is projected for Fauquier County. The population growth will be spread across the counties, with greater increases near existing population centers. The population projections by Traffic Analysis Zone (TAZ) shown in Figure 2.4 spatially depict anticipated population growth.

2.4 Community Profiles

The communities surrounding MCB Quantico contain a diversity of land uses, from densely populated areas along the I-95 corridor, to agricultural lands to the west. This section briefly introduces each of the three jurisdictions involved in the JLUS.

Stafford County

Stafford County is located approximately midway between Washington, D.C. and Richmond, VA. The northern edge of the county runs through MCB Quantico and the county is bordered to the south by the Rappahannock River and the City of Fredericksburg. The county's population centers are located along the I-95 and U.S. Route 1 corridors, particularly in the portions of the county south of MCB Quantico and on the northern edge of the Fredericksburg area. The county contains large rural areas and active agriculture to the west and southeast.

Prince William County

Prince William County is located within the Northern Virginia metropolitan area

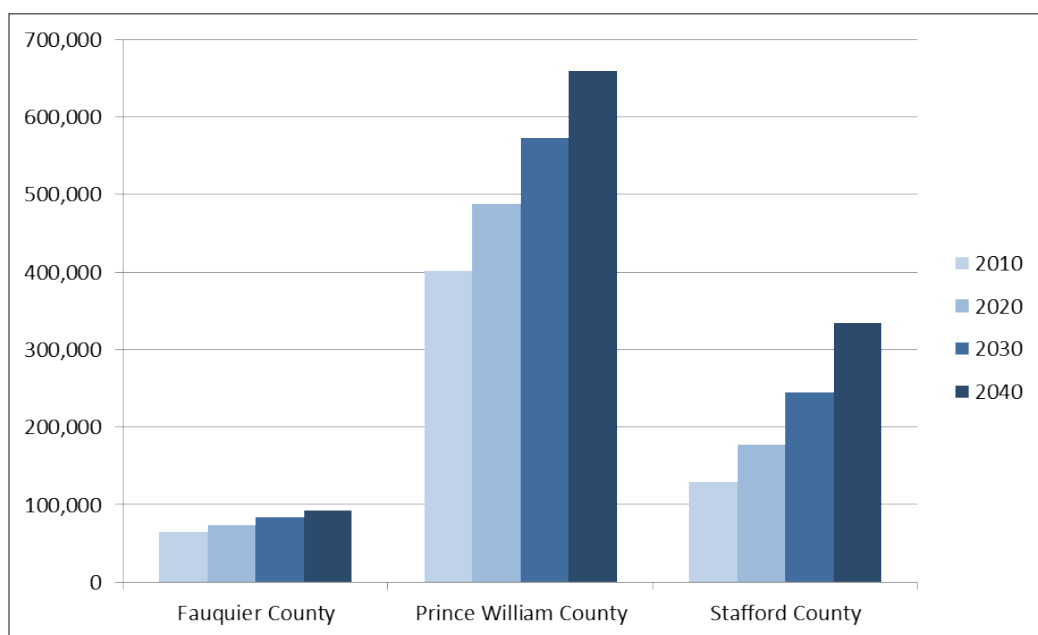


Figure 2.3 Projected Population Growth (2010-2040)

Source: U.S. Census, UVA Weldon Cooper Center for Public Service, 2013

bordered by Fairfax and Loudoun Counties to the north and Stafford County to the south. The county contains portions of the busy I-95 and I-66 corridors, with the principal population centers being the Woodbridge/Dale City area and the Manassas area. The northern and western portions of the county are rural in nature, with active agriculture and forested areas. The southern boundary of Prince William County runs through MCB Quantico. The Town of Quantico is located along the shore of the Potomac River and surrounded on three sides by MCB Quantico.

Fauquier County

Fauquier County is located to the west of the Northern Virginia metropolitan area within the Virginia Piedmont and is traversed by several major transportation routes, including I-66, U.S. 29, and U.S. 17. The county is primarily rural and agricultural in nature, with the Town of Warrenton representing the principal population center. The southeastern boundary of Fauquier County runs through the westernmost MCB Quantico training ranges.

2.5 Regional Environment

MCB Quantico is situated within a diverse area that contains both well-established urbanized areas and major transportation corridors, as well as rural forests and agriculture. The area surrounding the base, while subject to consistent growth pressure, contains significant natural and preserved areas that contribute to the overall quality of life.

Environmental Resources

Land Conservation

While much of the JLUS study area is urbanized, significant natural and rural areas have been preserved, including several large parks and conservation easements (see Figure 2.5). The Prince William Forest Park directly borders MCB Quantico and represents more than 15,000 acres of eastern Piedmont forestland under the jurisdiction of the National Park Service. Locust Shade Park in Prince William County

and Patawomeck Park in Stafford County are located adjacent to MCB Quantico Main Side. Other sizable conservation areas include the Merrimac Farm Wildlife Management Area in western Prince William County and the Izaak Walton League property in western Stafford County.

The natural areas in the region provide both habitat for wildlife and recreational opportunities for area residents and the MCB Quantico population. Prince William Forest Park includes miles of hiking trails and Locust Shade Park provides golf and fishing opportunities. Large portions of the training areas at MCB Quantico are made available to both military and civilian populations for hunting, and fishing is allowed in Breckenridge Reservoir, Smith Lake, Lunga Reservoir and Chopawamsic Creek.

In addition to public parks, a number of farmlands and forests have been preserved via voluntary conservation easements, particularly in Fauquier County to the west of MCB Quantico. These areas not only help maintain the viable agriculture and rural character of the county, but prevent extensive future residential development and provide a buffer from noise impacts due to range operations.

DoD established the Readiness and Environmental Protection Integration (REPI) program to enable the defense department to work with state and local governments, conservation groups, and willing landowners to limit encroachment and incompatible land uses. The REPI program allows the DoD to engage willing landowners to place easements on their properties, thereby limiting development and relieving encroachment pressures, and permanently conserving land for natural habitats and farming. The REPI program allocates funds for the military branches to partner with other entities to purchase conservation easements. In 2008, MCB Quantico successfully leveraged REPI funds in partnership with the Prince William Conservation Alliance and the Virginia Department of Game and Inland Fisheries (DGIF) for preservation of the Merrimac

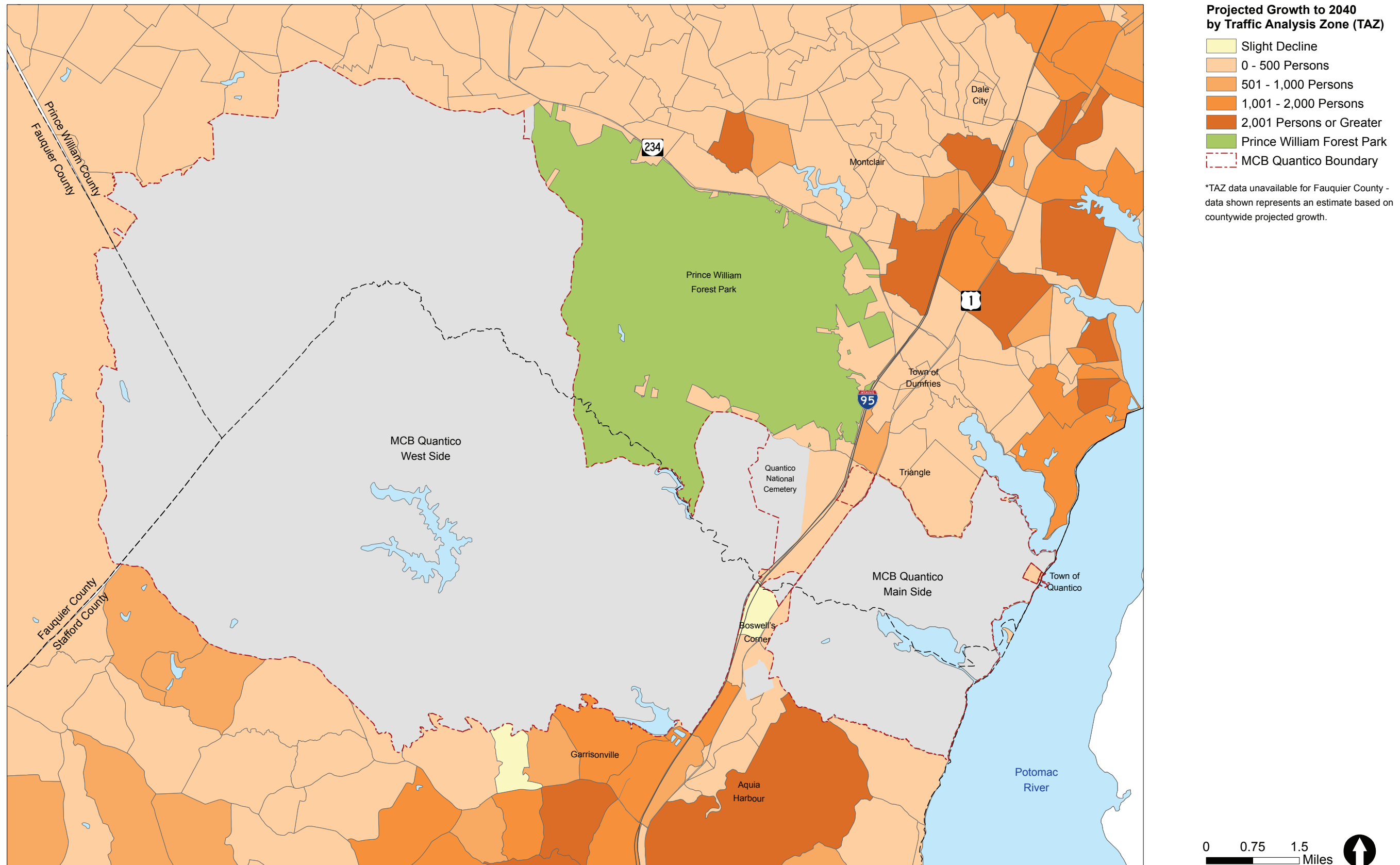


Figure 2.4 Projected Population Growth by Traffic Analysis Zone (2010-2040)
Sources: FAMPO, Prince William County, Weldon Cooper Center, MCB Quantico, 2013

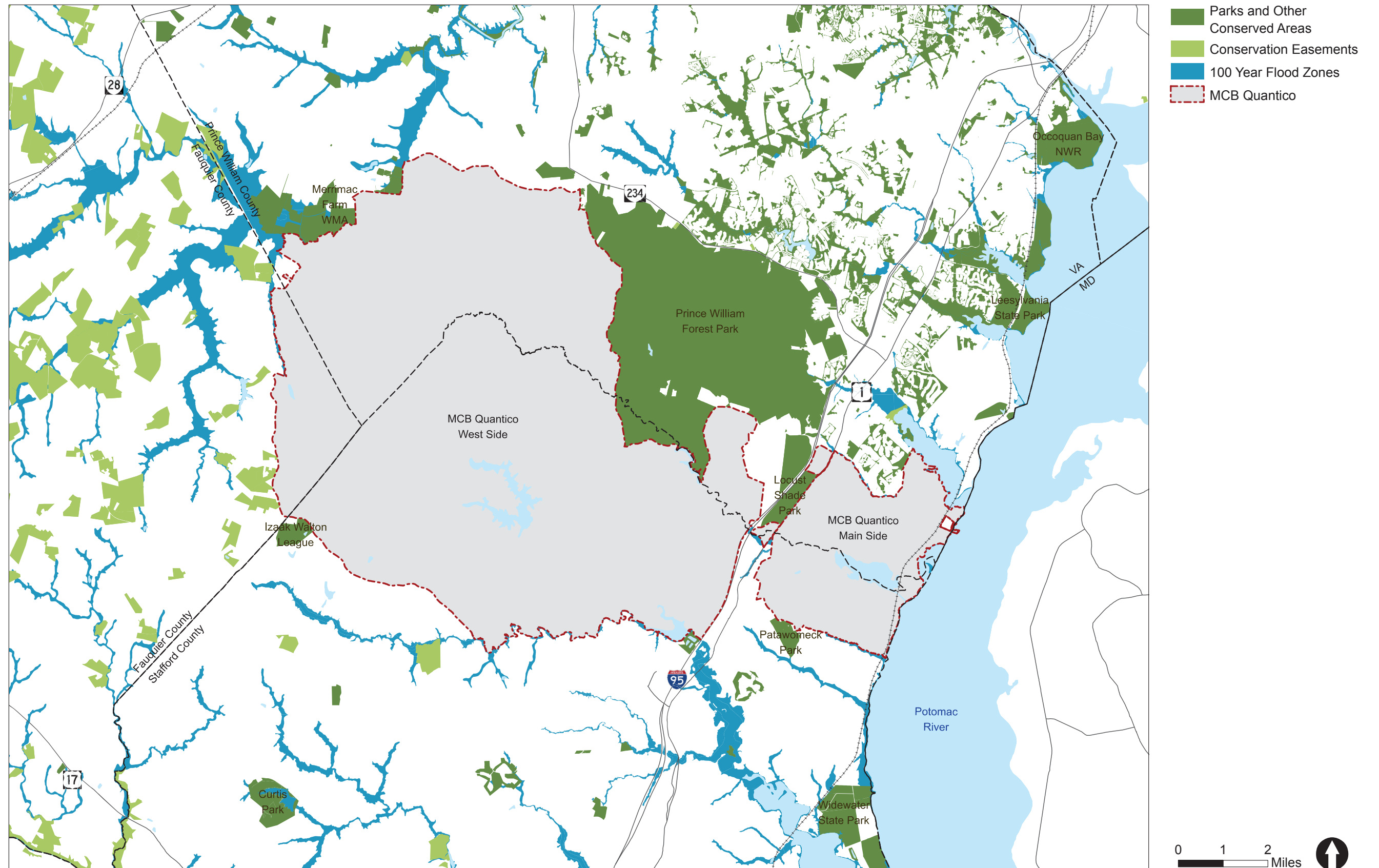


Figure 2.5 Conservation Areas
 Sources: Counties of Fauquier, Prince William, and Stafford, VA Dept. of Conservation and Recreation, MCB Quantico, 2013



Figure 2.6 Water Resources
 Sources: Counties of Fauquier, Prince William, and Stafford, VA Dept. of Conservation and Recreation, MCB Quantico, 2013

Farm property adjacent to the base boundary in western Prince William County.

In 2013, the Department of Navy signed a Multi-Year Encroachment Partnering Protection Agreement with Fauquier County, Stafford County, the Northern Virginia Conservation Trust, the Prince William Conservation Alliance, and the Land Trust of Virginia. The agreement establishes the protocol for the involved parties to identify, purchase, and manage real property or conservation easements of mutual interest in the vicinity of MCB Quantico (a copy of the agreement is included in the Appendix).

Water Quality

MCB Quantico is located within the Potomac River watershed and shares a number of sub-watersheds with neighboring localities, including Quantico Creek, Chopawamsic Creek, and Aquia Creek (see Figure 2.6). In addition, a significant portion of MCB Quantico and its surroundings falls within the watersheds of several local drinking water resources. Smith Lake at the southeastern edge of MCB Quantico West Side contributes to the municipal water supply of Stafford County. The Breckenridge

Reservoir on West Side adjacent to Prince William Forest Park serves as the principal water supply for the base, with the central Lunga Reservoir serving as a backup source.

Prince William and Stafford Counties are subject to Chesapeake Bay Preservation Act (CBPA) regulations that serve to prevent degradation of the Bay and its tributaries from point and nonpoint sources. Performance criteria have been established for designated Chesapeake Bay Resource Protection Areas (RPAs), defined as land areas with direct water quality benefits such as the shorelines of water bodies with perennial flow, as well as tidal and contiguous nontidal wetlands. Resource Management Areas (RMAs) are designated to protect the value of RPAs and include areas such as floodplains and areas of highly permeable soil. The DoD has signed on to a number of agreements to protect the Chesapeake Bay, including the U.S. Environmental Protection Agency's Chesapeake Bay Initiative, and by extension the USMC has adopted best practices to the maximum extent feasible within mission constraints.



The Chopawamsic Creek watershed includes portions of MCB Quantico and Prince William and Stafford Counties



AMTRAK/VRE station located in the Town of Quantico

Air Quality

Prince William County and MCB Quantico are located within the Metropolitan Washington, D.C. Air Quality Control Region (AQCR). The region is in nonattainment for particulate matter of 2.5 microns or smaller diameter and in moderate nonattainment for 8-hour ozone. Fauquier County is in attainment for all criteria, while Stafford County is part of the Fredericksburg maintenance area for 8-hour ozone but in attainment for all other criteria. Counties and federal entities located within nonattainment areas must demonstrate compliance with the state and regional implementation plans for necessary pollutant reductions to achieve desired air quality.

Regional Transportation

The location of MCB Quantico within Northern Virginia provides access to major transportation corridors, including I-95 and U.S. Route 1, as well as Amtrak and Virginia Railway Express (VRE) rail service. This proximity provides convenience, but also numerous challenges as the regional transportation infrastructure is continually strained by growing population and congestion.

As well as rail infrastructure, the region has invested in other multimodal transportation options including bus service and bicycle

trails. The National Park Service Potomac Heritage Trail includes existing and proposed segments near MCB Quantico. In addition to surface transportation, Manassas Regional Airport and Stafford Regional Airport in Prince William and Stafford Counties are located in relatively close proximity to MCB Quantico.

Transportation planning in the vicinity of MCB Quantico involves a number of organizations including two Metropolitan Planning Organizations (MPOs): the National Capital Region Transportation Planning Board (includes Prince William County) and the Fredericksburg Area MPO (includes Stafford County). The MPOs facilitate regional coordination, provide technical modeling, and establish transportation priorities for federal funding. Other transportation projects within the JLUS area are under the jurisdiction of the various localities, the Virginia Department of Transportation (VDOT), or the DoD.

A number of improvements have been funded and proposed to alleviate congestion, including additional travel lanes on roadways, specific intersection improvements, and expansion of rail service. Chapter 3 provides additional detail on specific transportation projects within MCB Quantico and in the surrounding communities.

Chapter 3

Existing Plans and Programs

The three counties surrounding MCB Quantico have land use regulations and growth management strategies to guide future development. The first portion of this chapter includes definitions of the local land use regulation tools that localities are authorized to implement in the Commonwealth of Virginia. The next section of the chapter is organized by county and focuses on each locality's comprehensive plan, future land use, and planned infrastructure projects in proximity to MCB Quantico. The last two sections of the chapter include discussions on pertinent regional and state planning tools and regulations.

3.1 Locality Land Use Regulation Mechanisms

Virginia is a Dillon Rule state, which means that local governments only have powers conferred on them by the Virginia General Assembly. In 1975 Virginia granted local governments the authority to prepare and adopt a comprehensive plan¹ (Section 15.2-2223). Since then nearly every locality in Virginia has adopted a comprehensive plan. The Code of Virginia (Section 15.2-2224) further outlines several tools localities can use when preparing comprehensive plans, including an official map, capital improvement plan, subdivision ordinance, zoning ordinance, mineral resources map,

recreation resources map, and map of dam break inundation zones (where applicable). Jurisdictions are not required to use all of these tools, however nearly all Virginia localities have adopted zoning ordinances.

Comprehensive Plans

The purpose of the comprehensive plan is “guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants.”² A transportation plan must be developed as part of the comprehensive plan in consultation with VDOT to ensure consistency with the VDOT Six-Year Improvement Program. Per state code (Section 15.2-2230), localities must review comprehensive plans every five years to determine if amendments are needed.

A key component of comprehensive plans is the delineation of growth areas where current development exists and where future growth should occur. As per the comprehensive plan, localities direct future growth to designated growth areas by investing in infrastructure and applying zoning regulations that encourage development. Some localities categorize

The JLUS partners are MCB Quantico, Prince William County, Stafford County, and Fauquier County.

¹ *Managing Growth and Development in Virginia, APA Virginia Chapter, October 2012*

² *Code of Virginia, Section 15.2-2223, <http://leg1.state.va.us/cgi-bin/legp504.exe?000+cod+15.2-2223>*

growth areas as “primary” or “secondary.” Primary growth areas are those where development and growth should first be encouraged. The secondary growth areas are considered for new investment and development after the primary growth areas are exhausted.

Localities also occasionally designate areas as preservation or rural to protect community character, natural resources and habitats, and working lands. The areas are not targeted for future infrastructure expansion and growth, but rather are intended to remain rural in nature. In addition to designating growth areas and growth boundaries to manage growth, Virginia localities have several regulatory tools available to preserve rural areas, including transfer of development rights (TDR) and purchase of development rights (PDR) programs. The Code of Virginia (Section 15.2-2316.2) allows localities to establish transfer of development rights programs that transfer development rights from a property in identified conservation areas to a property in a county-designated growth area. PDR programs allow localities to compensate land owners who voluntarily place an agricultural conservation easement on their property to be recorded in perpetuity as part of the property’s deed.

Zoning Ordinances

The zoning ordinance is a land use regulatory tool that enables localities to divide and categorize land to regulate the type and the manner in which development might occur. Zoning districts are intended to encourage the desired land use and align with the future land use plan and growth areas designated in the comprehensive plan. Sometimes, the zoning ordinance and the comprehensive plan do not completely align, as both regulatory tools are updated cyclically to respond to development and population trends. When applicable, localities use the gap between the zoning code and the comprehensive plan to negotiate proffers with developers.

Zoning districts stipulate the allowable land use and density, and also sometimes include regulations on set-back distances from other buildings or rights-of-way and regulations on building form. Zoning districts are not permanent; each locality has processes that enable land owners to request changes to zoning designations. Zoning ordinances may include special overlay districts that apply specific requirements to areas of a locality in addition to the requirements stipulated by the zoning designation. Overlay districts are used in various ways, a few examples include: historic overlays that frame development to maintain historic character; environmental conservation overlays that reduce the density of development; military overlays that require real estate disclosures and sound attenuation; airport overlays that reduce building heights; and dark sky overlays that require down-lighting light fixtures.

3.2 Prince William County

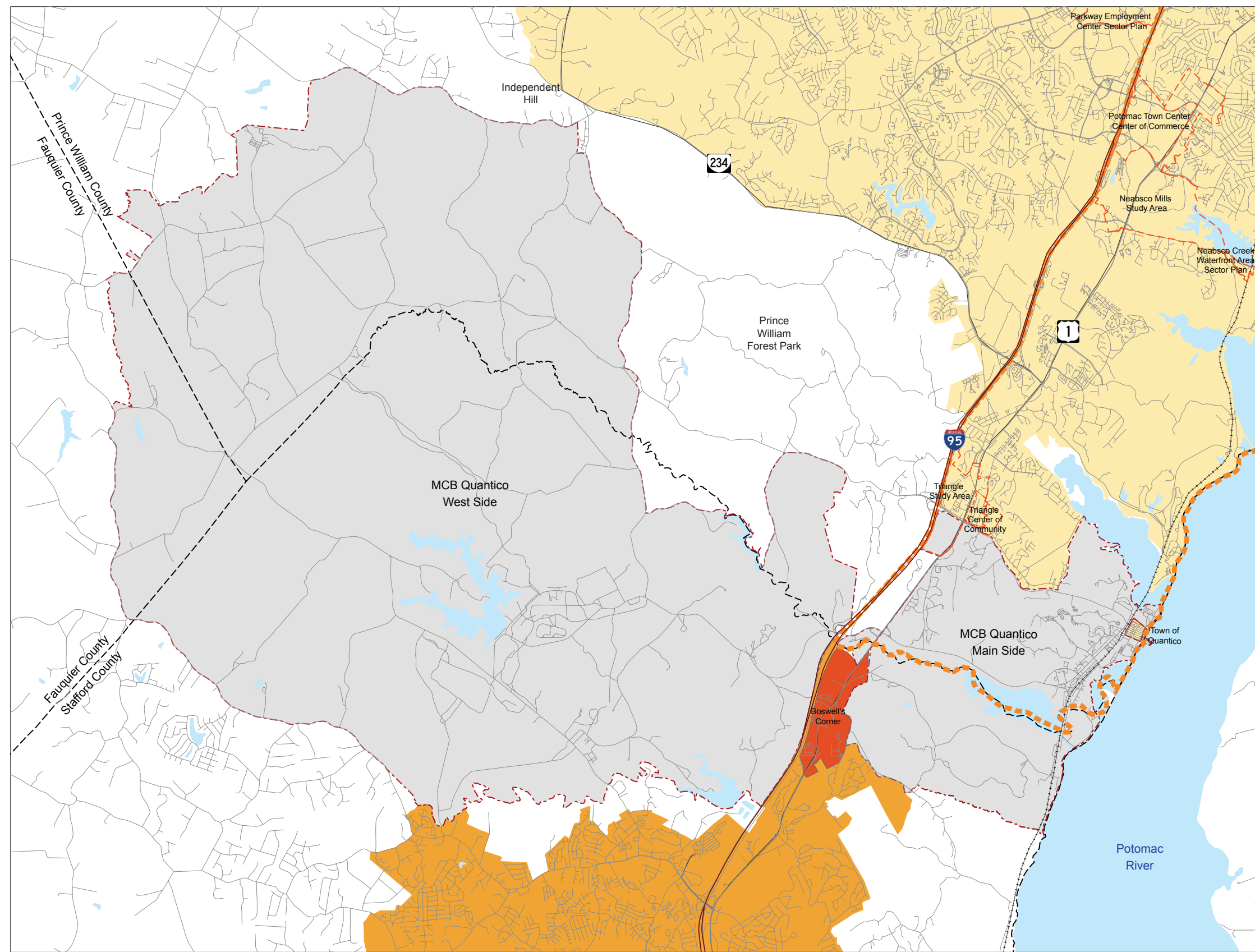
Comprehensive Plan and Future Land Use

The Prince William County Comprehensive Plan was completed in 2010. The Comprehensive Plan designates a Development Area and a Rural Area, also referred to as the “Rural Crescent,” to manage growth. Infill development is encouraged in the Development Area, which is divided into urban, suburban, and semi-rural sub-areas.

The land north of the West Side of MCB Quantico in Prince William County is in the Rural Area and characterized by agricultural fields, forestry, low-density development, and National Park Service land, the Prince William Forest Park. Through the Comprehensive Plan, Prince William County encourages the preservation of the agricultural, open space, forestry, and large-lot residential land use in the Rural Area.

Independent Hill, a community located north of the West Side at the intersection of Dumfries Road, Bristow Road and Joplin Road, is categorized as a semi-rural Development Area in the Comprehensive

Refer to Figure 3.1 through Figure 3.4 for combined maps of the county growth areas, existing land use, future land use, and zoning in the JLUS study area.



Legend

Prince William County

- Development Area
- Potomac Communities Revitalization Plan
- Sector Plans

Stafford County

- Redevelopment Areas
- Urban Service Area

MCB Quantico

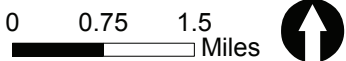


Figure 3.1 County Growth Areas
 Source: Counties of Fauquier, Prince William, and Stafford, MCB Quantico, 2013

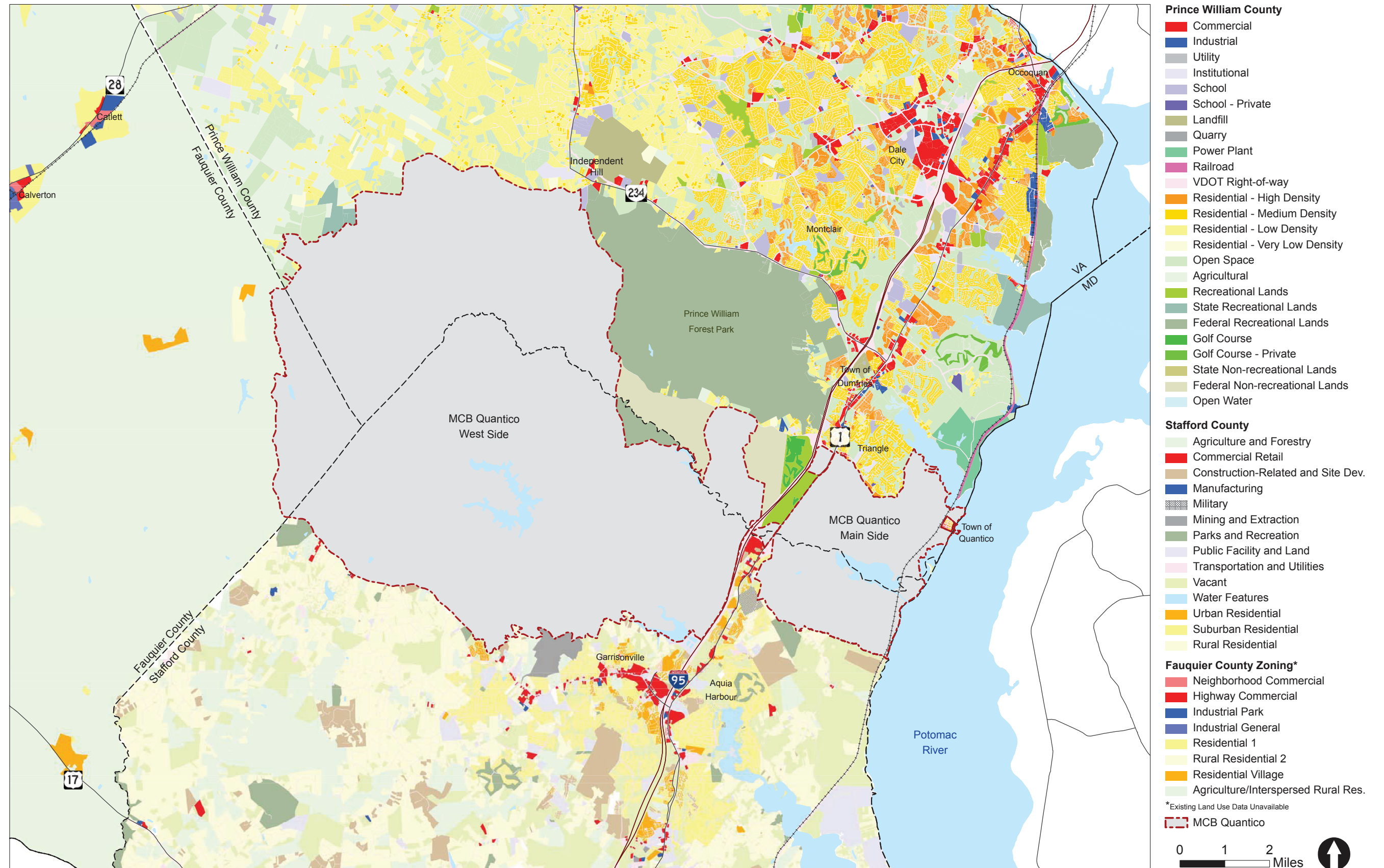


Figure 3.2 County Existing Land Use
 Sources: Counties of Fauquier, Prince William, and Stafford, MCB Quantico, 2013

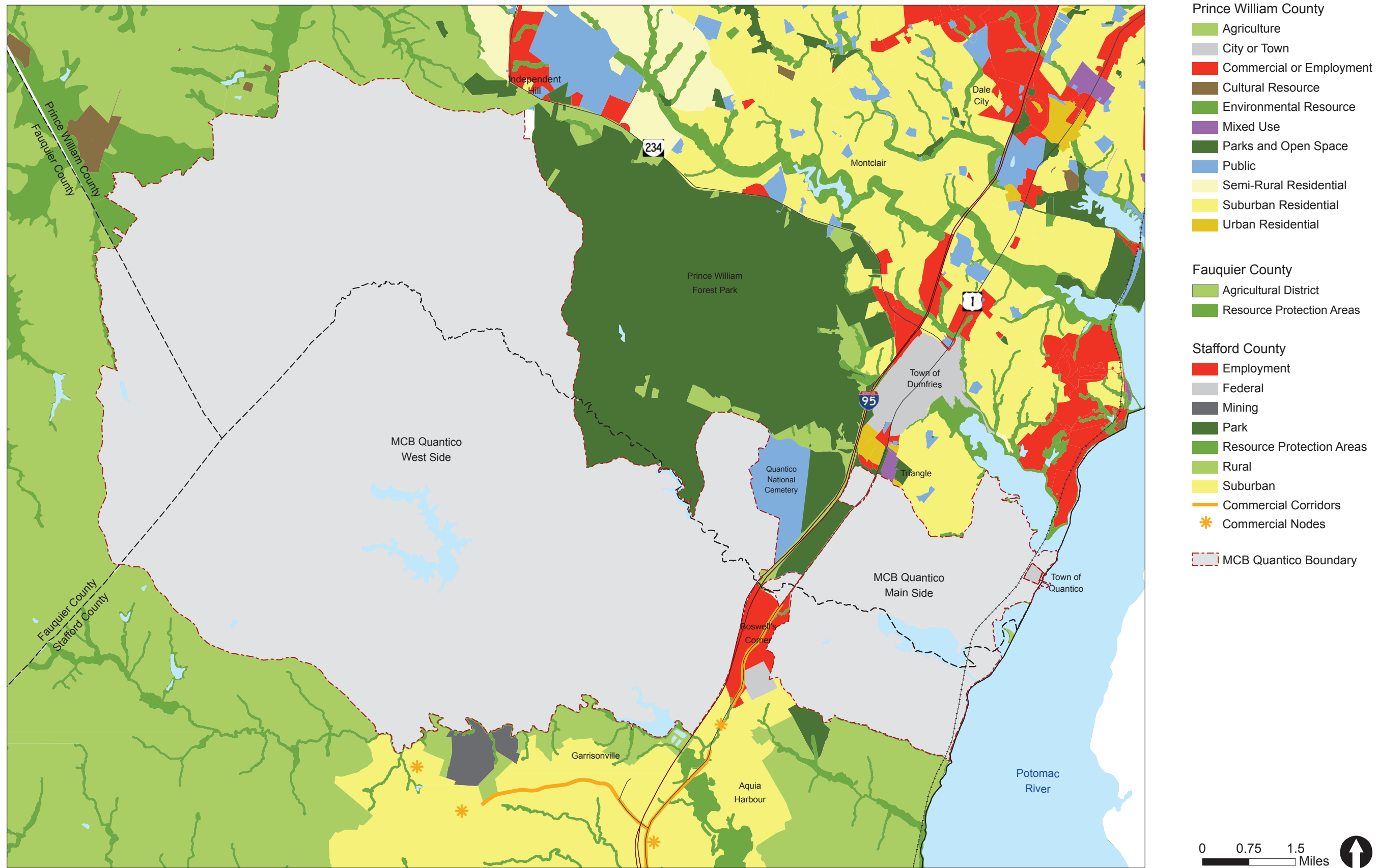
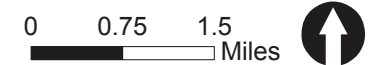


Figure 3.3 County Future Land Use
 Source: Counties of Fauquier, Prince William, and Stafford, MCB Quantico, 2013



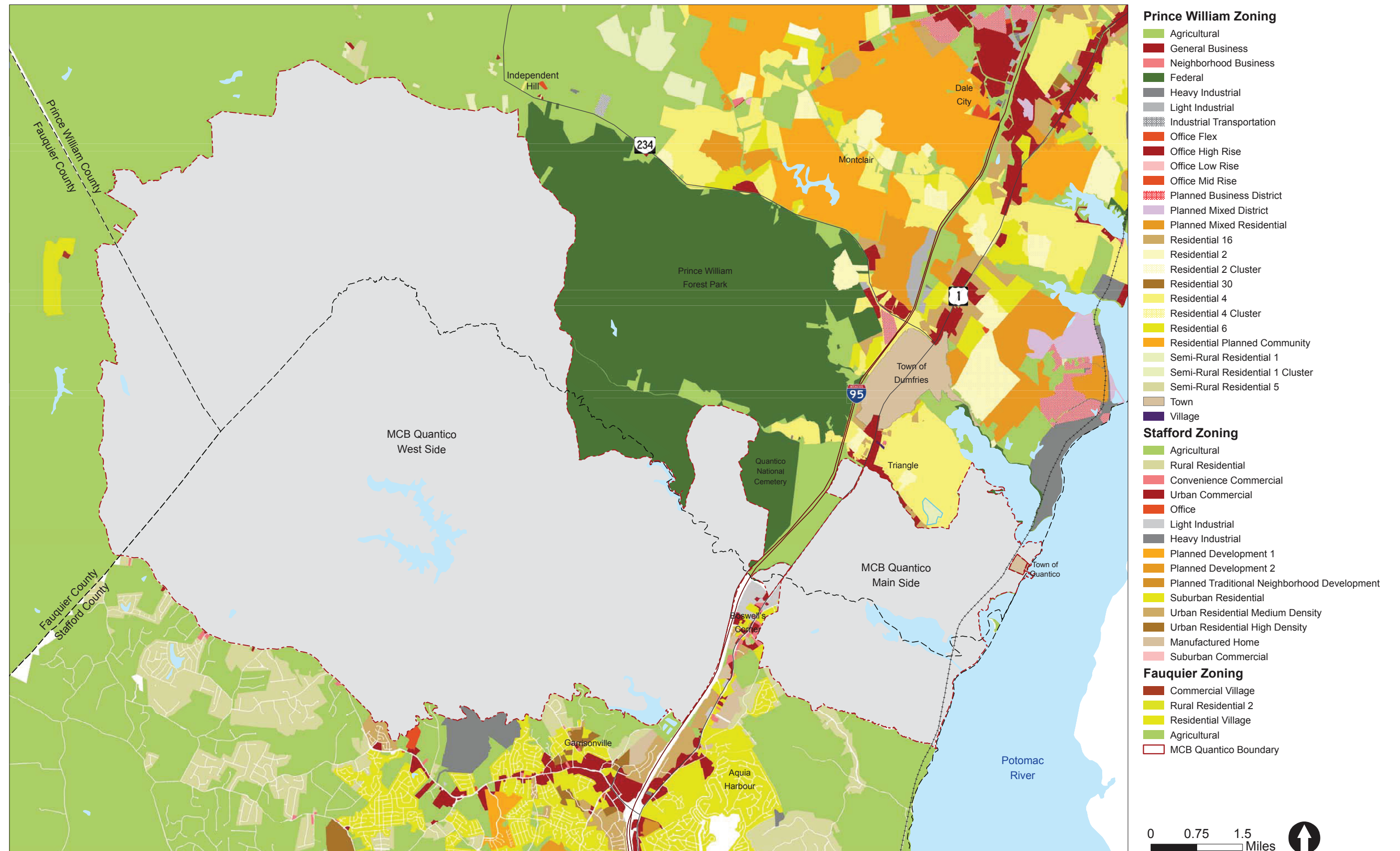


Figure 3.4 County Zoning Districts
 Sources: Counties of Fauquier, Prince William, and Stafford, MCB Quantico, 2013

Plan. The small-scale low-density cluster of development includes county resources, such as a library, high school, police station, and landfill, single family homes, and local serving retail. The Comprehensive Plan encourages similar village-like land uses at Independent Hill.

In Prince William County west of Main Side is the county-owned, Locust Shade Park. To the north of Main Side is Triangle, a Suburban Development Area near the intersection of Route 1 and Fuller Road. The county encourages mixed-use, medium density infill development in Triangle through its Comprehensive Plan and zoning ordinance.

The Long-Range Land Use Chapter of the Comprehensive Plan outlines a policy “to recognize Marine Corps Base (MCB) Quantico as a valuable asset deserving protection and to ensure that future development adjacent to or near MCB Quantico does not negatively affect the mission of the military base.”³ The Comprehensive Plan includes a map with the 5-mile radius from noise-producing sources within MCB Quantico. The 5-mile radius extends over land in Prince William County near the Fauquier County border. The Comprehensive Plan includes action strategies to support the policy statement, as follows:

LU 4.1 Notify the Quantico Base Commander and request feedback on Comprehensive Plan Amendments, Rezoning and Special Use Permits development within the 3000 ft. notice required by the Code of Virginia, and the MCB Quantico peak noise zone.

LU 4.2 When evaluating proposed rezonings and/or special use permits that involve property potentially impacted by MCB Quantico consider measures to reduce potential use incompatibilities between the proposed use and the MCB Quantico training activities.

LU 4.3 Consider whether additional provisions are needed in the Zoning Ordinance to reduce potential use incompatibilities between MCB Quantico training activities and uses located in the county.

LU 4.4 Retain the existing boundary and the 1 unit per 10 acre density of the Rural Area where it presently exists near MCB Quantico.

LU 4.5 Due to the collective environmental responsibilities of MCB Quantico, Prince William Forest Park and Prince William County and in the best interests of preserving the pristine character of the entire south fork of the Quantico Creek watershed, the County shall implement cooperative resource protection strategies. Such strategies shall employ measures that result in the conservation of that portion of the watershed outside of MCB Quantico and Prince William Forest Park. Such measures may include best management practices, public land acquisition and /or conservation easements.⁴

Zoning and County Ordinances

Prince William County’s zoning ordinance and zoning map features 24 zoning classifications (three of the residential zones allow cluster development, totaling the 27 zones shown in Figure 3.4). Prince William County is zoned for higher densities and mixed uses east and west of the I-95/Route 1 corridor and near the City of Manassas and I-66. The densities step down and become more rural/agricultural near the boundaries with Fauquier and Loudoun Counties. The land near the base is zoned agricultural, federal, residential, commercial, and industrial.

Agricultural Districts: The A-1 Districts northwest of the base is primarily agricultural/rural with homes scattered throughout. The A-1 District between the Main Side and I-95 is a county-owned park,

³ Prince William County, Prince William County 2008 Comprehensive Plan, Long-Range Land Use Chapter, Amended February 2, 2010, p. LU-7

⁴ *ibid*

Locust Shade Park. The A-1 District permits minimum 10 acre lots but allows smaller lots when the original parcel is less than 10 acres. Families are also permitted to subdivided land into smaller lots per Section 25-6 of the code.

Federal District: The Federal district near MCB Quantico consists of Prince William Forest Park, which is administered by the National Park Service.

Residential Districts: Most of the land immediately north of Main Side is zoned R-4 and small portions are zoned R-6 and SR-1. A few parcels near the northwest perimeter of the base are zoned SR-1 and SR-5. The R-4 District permits four dwelling units per acre with a maximum lot coverage of 40 percent. The R-6 District permits six dwelling units per acre. The SR-1 District permits one dwelling unit per acre with a maximum lot coverage of 25 percent. The SR-5 District permits one dwelling units per 5 acres with a maximum lot coverage of 25 percent.

Commercial District: The B-1 Districts near the base are along the Route 1 corridor and along Fuller Heights Road. The B-1 District permits general business uses with a floor-area-ratio (FAR) of 0.40 and 15 percent open space requirement.

Industrial District: North of Hospital Point, there is a power plant which is zoned M-1. The M-1 District permits heavy industrial uses.

Airport Safety Overlay District: The existing airport overlay district regulates obstructions in the vicinity of Manassas Regional Airport. The district boundaries include the safety and clearance zones related to Manassas Regional Airport (Prince William County Code of Ordinances, Chapter 32 Article V, Part 505, Section 32-505). This ordinance does not include these same zones related to MCAF. If expanded to include MCAF Quantico, the overlay could address incompatibility issues between the base and the surrounding communities.

Outdoor Lighting Ordinance

Prince William County's outdoor lighting ordinance establishes lighting standards to reduce the impacts of glare, light trespass, over-lighting, sky glow, and poorly shielded or inappropriately directed lighting fixtures (Prince William County Code of Ordinances, Chapter 32 Article II, Part 250, Section 32-250.12). Implementation of the lighting ordinance can help reduce light pollution in rural areas of the county and near areas of the base used for night training.



Prince William County McCoart Administration Building

Utility Towers and Poles

The municipal code also includes regulations to manage the height of telecommunication towers and poles. (Prince William County Code of Ordinances, Chapter 32 Article II, Part 240, Section 32-240). However, on one occasion in the 2000s, a telecommunications tower was constructed in the approach zone to MCAF. The tower penetrates MCAF approach zones and requires aircraft to maneuver around the obstruction.

Proposed Future Development

According to Prince William County, planning representatives, there are no future development projects currently proposed within the JLUS Military Influence Areas (defined in Chapter 5). The nearest major development is the planned community of Potomac Shores, where only a small portion of the almost 2,000 acre mixed use development would lie within the approach zones for aircraft using MCAF Quantico. Located northeast of Main Side, this portion of Potomac Shores is shown on the developer's master plan as a low density residential area.

Infrastructure Plans

There are a number of infrastructure projects that are underway or planned for development in Prince William County near MCB Quantico (see Figure 3.5). Planned roadway projects on base property are described in Section 4.6.

Virginia Department of Transportation (VDOT) I-95 Express Lanes Project

VDOT, in partnership with Transurban and Fluor, has initiated major improvements on the I-95 corridor to ease traffic congestion. The express lanes (also called high-occupancy vehicle (HOV) / high-occupancy toll (HOT) lanes) will use dynamic tolling and adjust tolls based on real-time traffic conditions to improve travel times. Physical improvements to the network include a two-lane, 9-mile extension of existing express lanes from Dumfries to Garrisonville Road (Route 601) in Stafford County. Intersection improvements to improve access from the

Joplin Road exit are also included, as well as improvements to the existing express lanes from Dumfries Road north to Edsall Road. Construction of the I-95 Express Lanes began in August 2012 and is expected to be complete in early 2015.

Route 1 Widening

There are two projects in Prince William County to widen Route 1. The southern project is from Joplin Road (Route 619) / Fuller Road to Bradys Hill Road. This project was included in the County's 2006 Road Bond Referendum and was completed in June 2012. The second or northern project is in the County's Capital Improvement Plan (2012-2017) and calls for widening Route 1 north of Bradys Hill Road to Dumfries Road (Route 234). The design was funded by Federal Highway Administration (FHWA) and Prince William County and will be completed by summer 2015. The widening of Route 1 was recommended in accordance with the "U.S. Route 1/Quantico Planning Study" that was completed in April 2013 for FHWA in cooperation with MCB Quantico, Stafford County, Prince William County and VDOT. The study is currently transitioning from FHWA/Prince William County to VDOT.

Fuller Road / Fuller Heights Road Intersection Improvements

Fuller Road provides access to MCB Quantico from Route 1. Fuller Heights Road intersects Fuller Road just west of Fuller Gate. As Triangle redevelops, there will be the need for an improved intersection at this juncture. The design of Prince William County's intersection improvement has been completed by the County. MCB Quantico is currently designing the Fuller Road gate and connections to Fuller Heights Road. These improvements involve widening the existing four-lane undivided section and relocating the intersection of Fuller Heights Road approximately 400 feet east to provide maximum spacing between the intersections of Route 1 and Fuller Heights Road. This project is included in the County's Transportation Plan, the VDOT Six Year Improvement Plan and the Northern Virginia Transportation Authority (NVTa) 2040 Plan. Currently, the project construction is contingent on MCB Quantico

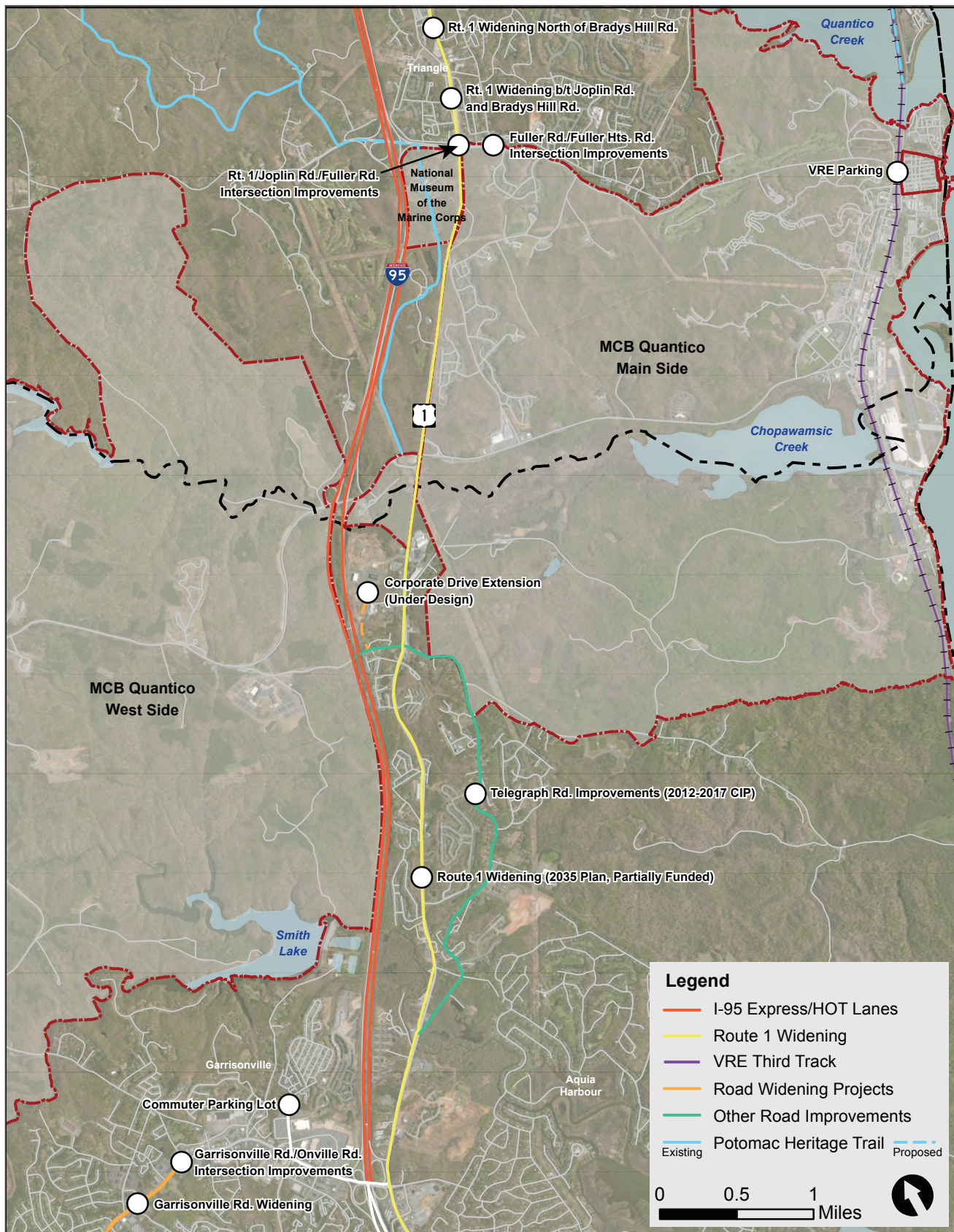


Figure 3.5 Transportation Projects along the I-95/Route 1 Corridor

Source: VDOT Six-Year Plan, Prince William County Long Range Transportation Plan, Stafford County Transportation Plan, 2035 FAMPO Constrained Long-Range Transportation Plan

granting easements, utility relocation and funding. MCB Quantico is reviewing the design of the Fuller Road Gate, which lies just east of the intersection of Fuller Road and Fuller Heights Road, being prepared by the Naval Facilities Engineering Command (NAVFAC). MCB Quantico representatives have a copy of Prince William County's plans for the Fuller Road / Fuller Heights Road intersection and are reviewing it as part of the gate design. The base and the county will need to collaborate on the design of these transportation improvements prior to proceeding with implementation and before Federal funds allocated to the original County project expire.

Potomac Heritage National Scenic Trail

Prince William and Stafford Counties are within the authorized corridor of this National Scenic Trail, connecting the mouth of the Potomac River with the Allegheny Highlands in Pennsylvania. Existing and planned segments of the trail will provide a continuous, non-motorized network along this corridor, one of the most historically and culturally significant corridors in the nation. Several segments of the trail, also congruent with the East Coast Greenway and Washington-Rochambeau Revolutionary Route National Historic Trail, currently exist. A planned trail segment in the vicinity of

I-95 and Route 1 will connect existing trail segments within Prince William Forest Park to the National Museum of the Marine Corps. Another segment of the trail is proposed along the rail corridor in eastern Prince William County connecting Leesylvania State Park and the Town of Quantico, subject to MCB Quantico security approvals. Neither segment is funded, although the first project will likely be included in a re-design and widening of I-95, and the second is a potential water trail.

VRE Third Rail Project

Virginia Railway Express's (VRE) long term planning calls for the completion of a third track within the CSX transportation corridor from the City of Alexandria to Spotsylvania County with a final completion date by 2040. The entire project will be constructed in several segments. One segment through MCB Quantico would run for approximately 11.4 miles from Powell's Creek to Aquia Creek. The provision of this third track may impact the Town of Quantico VRE station in terms of reducing or relocating the existing parking area. Pedestrian access may also need to be redesigned. Currently, a design-build proposal has been requested for this project and calls for coordination between MCB Quantico, Prince William County, Stafford County and the Town of Quantico.



A portion of the Potomac Heritage Trail is located within Prince William Forest Park

Route 234 Widening

As depicted on the adopted Transportation Plan, Route 234 has been widened from four lanes to six lanes except for a section between I-95 and Route 1 where Route 234 ends (see Figures 3.1 through 3.4 for location). In the future, the intersection of Route 234 and Route 1 will be redesigned to extend east into the planned community of Potomac Shores. The intersection as well as the extended roadway have been funded through proffers adopted as part of the Potomac Shores rezoning process.

In addition, VDOT has considered using Route 234 as a possible route for a portion of the Outer Beltway, among a number of alternate routes being considered. Considerable additional study and public input will be required before any route is chosen, if this proposal continues to move forward.

3.3 Stafford County

Comprehensive Plan and Future Land Use

The Stafford County Comprehensive Plan 2010-2030 was adopted in December 2010 and amended in 2011, 2012 and 2013. The Plan establishes an Urban Service Area that reaches from the I-95/Route 1 corridor into the county along major roads. Stafford County encourages growth within this boundary by providing water and sewer infrastructure. The upper portion of the Urban Service Area extends between the West Side and the Main Side, and skirts along the southern boundary of the West Side. The Urban Service Area consists of Urban Development Areas (UDAs), Suburban Areas, Business and Industrial Areas and Redevelopment Areas (RDAs). UDAs are where more intense urban scale development is planned.

Boswell's Corner is a RDA identified in the Comprehensive Plan. It is located between the West Side and the Main Side of the base. The county's economic development plan identified Boswell's Corner as a redevelopment opportunity



Stafford County Courthouse

because of its location near MCB Quantico and between two major transportation corridors – I-95 and Route 1. The Boswell's Corner Redevelopment Plan, adopted in 2011, establishes a vision for a mixed-use, medium density community at Boswell's Corner. Recognizing the economic development potential of a site along the I-95 / Route 1 corridor and nearest to the growing DC region, the Boswell's Corner Plan recommends a density higher than that recommended in the Comprehensive Plan.

The Comprehensive Plan calls for amending the Military Facility Impact Overlay District defined in the zoning code to include a district boundary map, encourage specific residential densities, include noise attenuation measures in building codes, require noise disclosures, establish a height restriction, promote compatible land uses, and designate boundaries of an Airport Impact Overlay Zone for MCAF. These amendments have not been implemented in the zoning ordinance.

Zoning

Stafford County has 20 zoning classifications featured in its zoning ordinance and zoning map (not all of these are included in the area shown in Figure 3.4). The county is zoned for higher

densities and mixed uses near the I-95/ Route 1 corridor with densities stepping down farther from the transportation corridor and primary access roads. The land near MCB Quantico is zoned agricultural, residential, commercial, and industrial.

Agricultural Districts: The land zoned A-1 and A-2 southwest of the base perimeter has several subdivision developments. The A-1 District permits minimum 3 acre lots with 0.80 open space ratio for conventional subdivisions, and minimum 1 acre lots for cluster subdivisions (provided the average lot size is 1.5 acres and open space ratio is 0.50). The A-2 District permits minimum 1 acre lots with 0.80 open space ratio for conventional subdivisions, and minimum 0.5 acre lots for cluster subdivisions (provided the average lot is 1 acre and open space ratio of 0.30).

Residential Districts: The Residential Districts near MCB Quantico are located primarily close to Garrisonville Road and the I-95 / Route 1 corridor. The R-1 District permits conventional subdivisions with 1.5 dwelling units per acre and 0.50 open space ratio, and conditionally permits cluster subdivisions with 2.25 dwelling units per acre and a 0.30 open space ratio. The R-2 District permits 3.5 dwelling units per acre with 0.25 open space ratio for



Quantico Corporate Center in Boswell's Corner



Illustrative Plan for Boswell's Corner Redevelopment Area (from www.gostaffordva.com)

conventional subdivisions. The R-3 District permits 7 dwelling units per acre with a 0.25 open space ratio. The R-4 District permits manufactured housing with a maximum of 7 dwelling units per acre and a 0.30 open space ratio.

Commercial Districts: Commercial Districts near the base are along Garrisonville Road and the I-95/Route 1 Corridor. The B-1 District permits local serving retail with a maximum floor-area-ratio (FAR) of 0.60 and an open space ratio of 0.30. The B-2 District permits retail serving the region/county with a maximum FAR of 0.70 and an open space ratio of 0.25. The B-3 District permits offices and office parks with a maximum FAR of 0.65 and an open space ratio of 0.30.

Industrial Districts: The M-2 District near the base is the Vulcan Quarry located along the base perimeter, just south of The Basic School. The M-2 District permits heavy industrial land uses with a maximum FAR of 1.0 and an open space ratio of 0.25. The M-1 District permits light industrial land uses with a maximum FAR of 0.50 and an open space ratio of 0.20. The M-1 District near MCB Quantico is located between I-95 and Route 1 just south of Russell Road.

Mixed-Use Districts: The Planned-Traditional Neighborhood Development (P-TND) District permits mixed land uses up to 10 dwelling units per acre and a 0.20 open space ratio. The P-TND District near the base is located south of the intersection of Garrisonville Road with Parkway Boulevard. The Planned Development 1 (PD-1) District is intended for parcels between 150 and 500 acres and permits mixed land uses with 7.0 dwelling units per acre (12 dwelling units per acre with TDRs), maximum FAR of 0.75, and an open space ratio of 0.25 (0.15 with TDRs). The PD-1 District near the base, known as Aquia Towne Center, is located at the intersection of Route 1 and Garrisonville Road. The Redevelopment Area-1 (RDA-1) District establishes a mixed-use, form-based code to redevelop Boswell's Corner with educational, entertainment, high-density residential, office and retail land uses. RDA-1 permits a maximum of 750 dwelling units in

Boswell's Corner and a maximum FAR of 1.0 (1.2 with TDRs) and a minimum FAR of 0.40.

Military Facility Impact Overlay

District: Stafford County has established a Military Facility Impact Overlay District (MZ) to recognize the positive economic impact of MCB Quantico and notify new residents in vicinity of the base of potential noise impacts from military operations. Although the zone is defined in the zoning code, the official map of the zoning district has not yet been defined as a separate ordinance (Stafford County Code of Ordinances, Chapter 28 Article IV, Section 28-63). Additionally, there have been no regulations developed to-date for the MZ zone.

Airport Overlay District: The airport overlay district regulates obstructions in the vicinity of Stafford Regional Airport. The district boundaries include the safety and clearance zones related to Stafford Regional Airport (Stafford County Code of Ordinances, Chapter 28 Article IV, Section 28-64). Similar to Prince William County, this ordinance does not include MCAF.

Transfer of Development Rights

Virginia Code §§ 15.2-2316.1 and 15.2-2316.2 allows localities to adopt a transfer of development rights ordinance and establish a transfer of development rights program. Chapter 2 of the Stafford County Comprehensive Plan recommends that the County should establish a Transfer of Development Rights (TDR) Program to help focus development into the Urban Services Area. A TDR program would allow properties located outside of the Urban Services Area to be designated by amendment to the Comprehensive Plan as sending areas for development rights, and areas within the Urban Services Area to be designated by amendment to the Comprehensive Plan to be eligible to receive development rights. A TDR program has been considered by the County, but has not been adopted to date.

Purchase of Development Rights

The PDR program allows for the sale of development rights of parcels at least 20-acres in size and zoned A-1 or A-2. Properties that have applied for conservation easements are ranked and reviewed by the PDR Committee for consideration in the PDR program (Stafford County Code of Ordinances, Chapter 22A).

Lighting Ordinance

The Stafford County Board of Supervisors recently passed a new county-wide outdoor lighting ordinance. The standards regulate lighting for site plans and parking areas and are intended to minimize glare, light trespass, over-lighting, and sky-glow associated with light pollution.

Proposed Future Development

As indicated within the Comprehensive Plan, the county has designated several areas within the JLUS Military Influence Area for redevelopment, such as Boswell's Corner. The most active project in Boswell's Corner is Quantico Corporate Center, which is zoned for commercial and industrial uses on approximately 85 acres. The build-out is anticipated to include 719,000 square feet of office campus type facilities with some retail, restaurant, and hotel uses.

Eight subdivisions are actively being constructed with either single family dwellings, townhouses, or a combination thereof. These residential subdivisions range in size and density from an anticipated 194 single family units on 1,000 acres in Hamlets at Widewater to Port Aquia, which consists of a combination of 260 single family and townhouse units on 45 acres (see the Appendix for more information).

Another project underway by the Stafford County School Board is relocation of the Ann E. Moncure Elementary School to a new site near Juggins Road. This project is proceeding with input from MCB Quantico representatives to include sound attenuation measures in the proposed school building design.

Infrastructure Plans

There are several infrastructure projects that are underway or planned for development in Stafford County near MCB Quantico (see Figure 3.5).

Virginia Department of Transportation Interstate 95 HOV/HOT Lanes Project

This is the same project described above under Prince William County.

I-95 Express Lanes Commuter Parking Lot

In support of the I-95 Express (HOV/HOT) Lanes, Stafford County is constructing a commuter parking lot off Garrisonville Road to provide parking for individuals using 'slug lines', van pools, and chartered buses to travel north for work. This project began in April 2013 and is expected to be completed in October 2014.

Garrisonville Road Widening and Intersection Improvements

To address increased traffic spurred by new development, the portion of Garrisonville Road between Onville Road and Eustace Road is scheduled to be widened. The intersection of Garrisonville and Onville Roads will soon be undergoing improvements, which include addition of dual left turn lanes from eastbound Garrisonville Road onto Onville Road and dual left turn lanes from Onville Road onto eastbound Garrisonville Road. Completion of the project is anticipated in October 2015.

Telegraph Road Improvements

The Fredericksburg Area Metropolitan Planning Organization (FAMPO) included improvements to Telegraph Road in its 2012-2017 Capital Improvements Plan. To improve access between Mainside and Westside of MCB Quantico, these improvements include the construction of a right turn lane on eastbound Telegraph Road west of Route 1 and lengthening of the Route 1 northbound left turn lane. This project is scheduled to be completed by September 2014.

Route 1 Widening

The 2035 FAMPO Constrained Long-Range Transportation Plan recommends the widening of Route 1 from Prince William

County line through Stafford County to Route 17. This project is partially funded for completion by 2020. Currently under construction in Stafford County is the replacement of the structurally deficient bridge at Aquia Creek. This project began in December 2012 and will conclude in August 2015.

In addition, in October 2013 the County's Board of Supervisors, along with Prince William County's Board of Supervisors, voted to support a widening plan developed by FHWA for Route 1 in the Boswell's Corner area. The plan calls for widening Route 1 to six lanes from Telegraph Road to MCB Quantico's main gate at Joplin and Fuller Roads in Triangle. Along with the widening of the highway, there are plans for a raised median, several intersection improvements and a multi-use path along the roadway. There is no timeline for this project and it is not fully funded.

Corporate Drive Extension

This project involves extending the existing Corporate Drive in the Quantico Corporate Center south to Telegraph Road to provide a second entrance. This project is under construction and is anticipated to be

complete by 2015.

Stafford Regional Airport Expansion

To attract more corporate customers, the regional airport recently completed a 10,000 square foot terminal. Additionally, the airport is planning to extend its runway from 5,000 to 6,000 feet to allow larger jets to operate at the airport. The environmental studies for the runway extension are pending the Stafford County Board of Supervisors' approval. If approved, construction could begin at the end of 2015 or early 2016.

3.4 Fauquier County

Comprehensive Plan and Future Land Use

The Fauquier County Comprehensive Plan was last amended in May 2012. The Comprehensive Plan delineates service areas, village areas, and rural areas to manage growth. Approximately 90 percent of the county is designated as a rural area. The land closest to the base is in the rural area and the future land use plan calls for the area to remain rural.



Fauquier County Courthouse

Zoning

Fauquier County is zoned for higher densities within service areas and village areas. The majority of Fauquier County is zoned for rural and agricultural land uses. The land near MCB Quantico is zoned rural.

Rural District: The rural (RA) district permits residential lots on a sliding scale depending on the parcel size. The larger the parcel, the fewer lots allowed on a per-acre basis. There is a distinction between lot size and density. The density in the RA district ranges from one lot per 10 acres to one lot per 50 acres. This district has an 85 percent open space requirement for parcels over 30 acres; thus, the allowed number of residential lots must be clustered on the remaining 15 percent of the site. The minimum lot size for a newly created lot in RA is two acres. The 85 percent open space portion of the property is placed in a “non-common open space easement”, which allows the development of a single dwelling in addition to agricultural uses. The non-common open space easement has an initial lifespan of 25 years; after which, the property owner may request that the open space easement be transferred to a

replacement parcel of equal environmental or agricultural value.

Utility Towers and Poles

The zoning code includes regulations to manage the height of telecommunication towers and poles. (Fauquier County Zoning Ordinance, 11-100). The zoning ordinance also includes outdoor lighting regulations, intended to protect dark skies, prevent glare from outdoor lights, and limit the intensity of light on certain adjacent areas, roadways and properties. (Fauquier County Zoning Ordinance, Article 8, Section 9-1001 et seq.)

Purchase of Development Rights

Fauquier County has an active PDR program that has protected over 9,000 acres of land to date. Agricultural parcels at least 50 acres in size and zoned RA can be eligible for the PDR program for conservation easements.

Proposed Future Development

No development projects are proposed near MCB Quantico.

Infrastructure Plans

No infrastructure projects are proposed near MCB Quantico.



Rural landscape in Fauquier County

3.5 Regional Organizations

This section discusses regional organizations and tools that assist jurisdictions with planning. The localities surrounding MCB Quantico are part of three different planning district commissions (PDCs) and some of the localities fall within two metropolitan planning organizations (MPOs).

Planning District Commissions

PDCs were established by the Commonwealth of Virginia in 1968 as state-level regional planning entities that encourage and facilitate “local government cooperation and state-local cooperation in addressing on a regional basis problems of greater than local significance.”⁵ Each county surrounding MCB Quantico falls within a different PDC: Prince William County is in the Northern Virginia Regional Commission; Stafford County is in the George Washington Regional Commission; and Fauquier County is in the Rappahannock-Rapidan Regional Commission. Since each county belongs to a different PDC, coordination with the various regional entities and the base can be challenging. As of 1995, each PDC is required to develop a regional strategic plan to address growth and review potential infrastructure problems. Comprised of both elected officials and private citizens, these commissions can influence regional economic development and transportation projects.

Metropolitan Planning Organizations

MPOs are federally-mandated regional partnerships that work with localities, the state Department of Transportation, and the federal Department of Transportation to identify transportation priorities, projects, and funding. Fauquier County is not part of an MPO.

Stafford County falls within the Fredericksburg Area MPO (FAMPO) which was established in 1992 to develop regional transportation plans for the growing region.

FAMPO develops several regional planning documents in consultation with its member localities. The Long Range Transportation Plan and the Transportation Improvement Program are critical documents that identify, prioritize, and designate funding for transportation projects in the region.

Prince William County falls within the Metropolitan Washington Council of Governments (MWCOG). The MWCOG focuses on the multiple regional issues within the jurisdictions surrounding the District of Columbia. MWCOG’s membership is composed of 300 elected officials from 22 local governments, the Maryland and Virginia legislatures, and the U.S. Congress.

Fredericksburg Regional Chamber of Commerce Military Affairs Council

The Fredericksburg Regional Chamber of Commerce Military Affairs Council (MAC) supports and promotes business interests in the City of Fredericksburg, and Stafford, King George, and Spotsylvania Counties as it relates to the military and the defense industry. The Fredericksburg region is home to three major military installations – Fort A.P. Hill, Marine Corps Base Quantico, and Naval Surface Warfare Center Dahlgren – that combined provide significant economic development to the Fredericksburg region. The MAC was established to act as liaison between the military installations and the local communities and hosts roundtable discussions and informal meetings between the business community and the installations.

3.6 State Planning Legislation and Tools

In addition to the state legislation that allows localities to develop comprehensive plans and utilize several land use regulation tools, the Code of Virginia has other provisions related to military installation involvement in planning and development near the military bases in the state.

⁵ Code of Virginia, Section 15.2-4207, 2013

Military Installation Inclusion in Planning, Zoning, and Development

In the 2013 session, the Virginia General Assembly passed SB 1029 which called for amending and reenacting sections of the Code of Virginia to include military installations in local planning, zoning, and development procedures. The amendment to Section 15.2-2200 encourages localities to recognize and take into account the concerns of military installations in planning for development of areas immediately surrounding installations and to consult with installation commanders regarding adjacent development where possible. The amendment to Section 15.2-2211 requires the locality's planning commission to "consult with the installation commander of any military installation that will be affected by potential development within the locality so as to reasonably protect the military installation against any adverse effects that might be caused by the development." (See Appendix for copies of the relevant codes.)

zone of a nearby military air installation (see Appendix). Renters are also protected under Virginia State law (Section 55-248.12:1) which requires landlords to disclose in writing that the rental property lies within a noise zone or an accident potential zone related to a nearby military air installation. The noise zones and accident potential zones must be designated by the locality on its official zoning map. The real estate disclosures permitted under the Code of Virginia only apply to noise generated by air facilities and do not currently include noise related to military range activity.

Sound Attenuation

The Code of Virginia Section 15.2-2295 relates to sound attenuation structural measures used in buildings and structures within noise zones from airports and military air facilities (see Appendix). Section 15.2-2295 permits localities to require noise attenuation measures in residential buildings in areas affected by above average noise levels from aircraft. To establish noise attenuation regulations, the locality may adopt a noise overlay district to its zoning code map. Existing residential buildings that fall within the overlay district would be 'grandfathered' and considered nonconforming.

Real Estate Disclosures

Real estate disclosures are used in Virginia to notify potential property owners of conditions affecting the property that should be made available prior to purchase. The Code of Virginia Section 55-519.1 requires sellers to notify potential buyers in writing if the real property for sale lies within a noise zone or accident potential

Chapter 4

MCB Quantico Operations

Marine Corps Base Quantico is home to administrative and training functions that are critical to the U.S. Marine Corps. The task of coordinating the use of its nearly 93-square-mile land area is complex and intricate. This chapter includes descriptions of the base's planning documents, operational activities, noise sources, and noise management. Documenting and understanding the details of the planning and operational functions at MCB Quantico is necessary to facilitate open communication and collaboration between the base and neighboring counties.

4.1 Planning Documents

Integrated Land Use Plan

The Integrated Land Use Plan (ILUP) for MCB Quantico is the foundation and governing document for a development strategy that is designed to protect the critical training and education mission of the base. The ILUP, completed in 2012, is the result of an internal stakeholder involvement planning process conducted at MCB Quantico. The ILUP also serves as the foundation for the base's master plan, which is currently being updated and is anticipated to be completed in 2014.

Existing Land Use

Today, roughly 88 percent of the land area at MCB Quantico is used for training purposes. The remaining 12 percent is used for administrative, residential, open space, and base support activities.

The ILUP responds to the increased growth and development that has occurred both inside the base and externally for the past 10 to 20 years. The result of this growth is increasing external encroachment as development continues toward the base's boundaries and internal encroachment as facility expansion affects adjacent activities. This growth and encroachment can have a negative impact on the base's ability to meet its primary mission because development decisions have not always considered land use compatibility implications.

Future Land Use

The primary objective of the future land use designation, shown in Figure 4.1, is to protect MCB Quantico's training mission while also allowing targeted, responsible development. The future land use plan implements growth boundaries to discourage new development within training areas and to guide new development primarily to existing development areas and secondarily to discrete greenfield areas. The future land use plan is based on development principles that encourage compatible land uses, infill development, and walkable campuses within a safe and secure environment.

The Main Side is proposed to retain much of its existing land use area designations. Differences include expansion of administrative land use to the west of

Approximately 88 percent of MCB Quantico is used for training activities.

The training assets located within the 38 training areas at MCB Quantico are used by The Basic and Officer Candidates Schools, Weapons Training Battalion, Federal agencies such as FBI and DEA, Marine Corps Reserve Units, local and regional law enforcement agencies, and other organizations.

Lejeune Hall along Catlin Avenue and Russell Road and to the east of Lejeune Hall, where the existing Motor Transportation Pool is located. Administrative space is maximized in the immediate area around Lejeune Hall. A Growth Boundary line protects the Officer Candidates School (OCS) training area. This restricts development to activities associated with OCS and their training mission.

Proposed land use changes for the West Side are designated by a Growth Boundary line and a Special Exception Overlay Zone that prevents incompatible development south of Russell Road and adjacent to Telegraph Road near the new Russell Knox building. While currently designated as Training Area, the Special Exception Overlay Zone is considered a developable area based on suitable topography and other physical conditions; however, development of all non-compatible uses will be subject to approval for a special exception use. All land uses, except training and warehouse/storage (including some base support elements such as parking), are considered a special exception use within the overlay zone. Development that is incompatible with training / range land use is restricted west of the Russell Knox Building as demarcated by the Growth Boundary line.

Master Plan and Transportation Management Plan

The base is currently developing a Master Plan and Transportation Management Plan (TMP). Both plans will be accompanied by an Environmental Impact Statement

(EIS) and reviewed by the National Capital Planning Commission (NCPCC). As recommended in the JLUS (see Chapter 6), county staff will also have the opportunity to review the documents and provide comments. The final documents are expected to be released later in 2014.

4.2 Operations

The operational functions at MCB Quantico include training areas and ranges, and airfield operations.

Training Areas and Ranges

MCB Quantico operates and maintains the training areas and ranges on the base and is responsible for the development and implementation of programs to sustain, upgrade, and modernize the training facilities for MCB Quantico mission purposes. Because of its proximity to Washington, DC, its large size, and the mix of capabilities, the training areas and ranges are in high demand and are an important asset to protect and maintain. A sample of the organizations that use the training facilities include:

- Training and Education Command's (TECOM) formal schools: Officer Candidates School (OCS), The Basic School (TBS), the Communications School, the Weapons Training Battalion (WTBn), and the Staff Non-Commissioned Officer Academy
- Department of Justice: Federal Bureau of Investigation (FBI) and Drug Enforcement Agency (DEA)



Training at MCB Quantico

Source: U.S. Navy

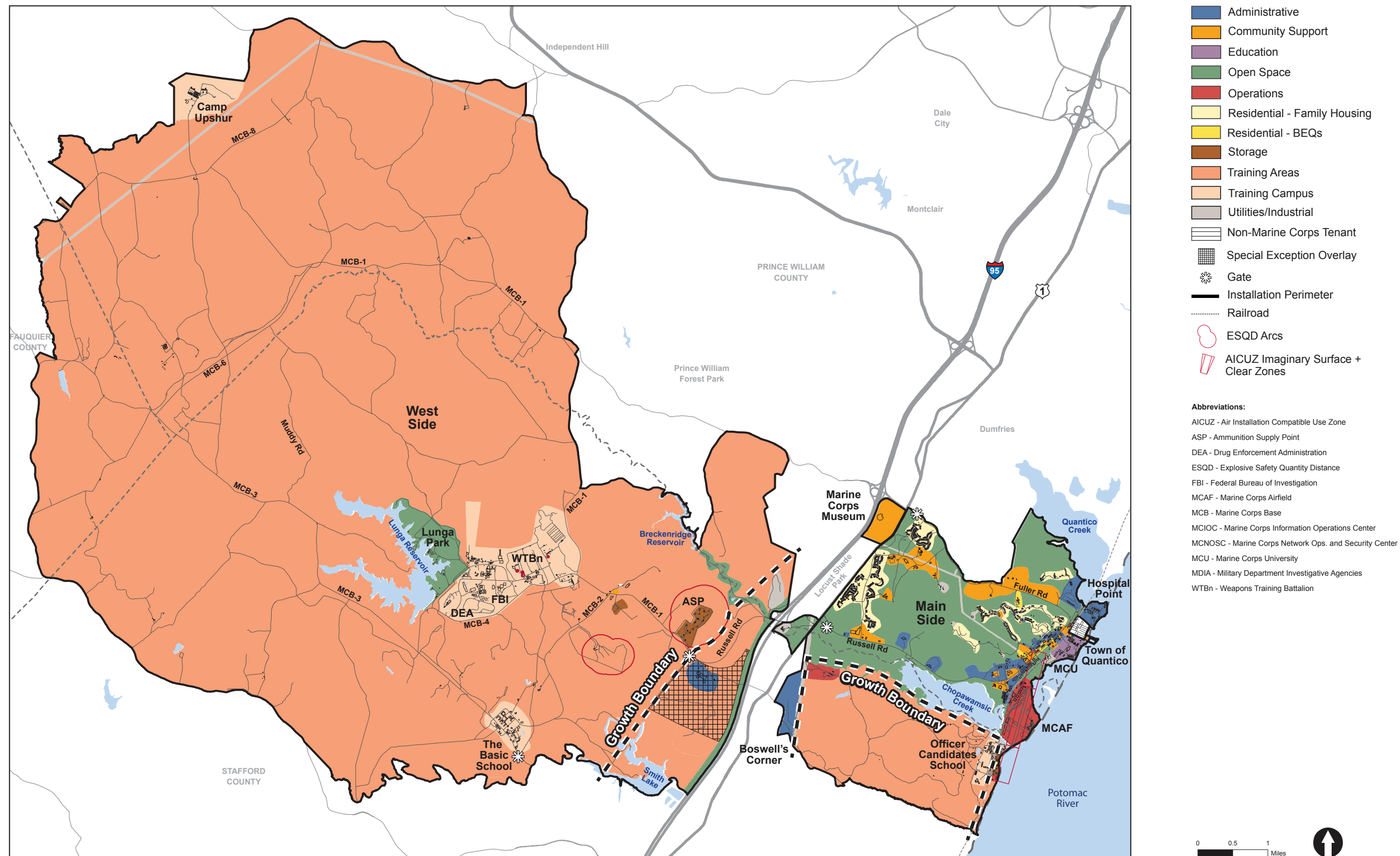
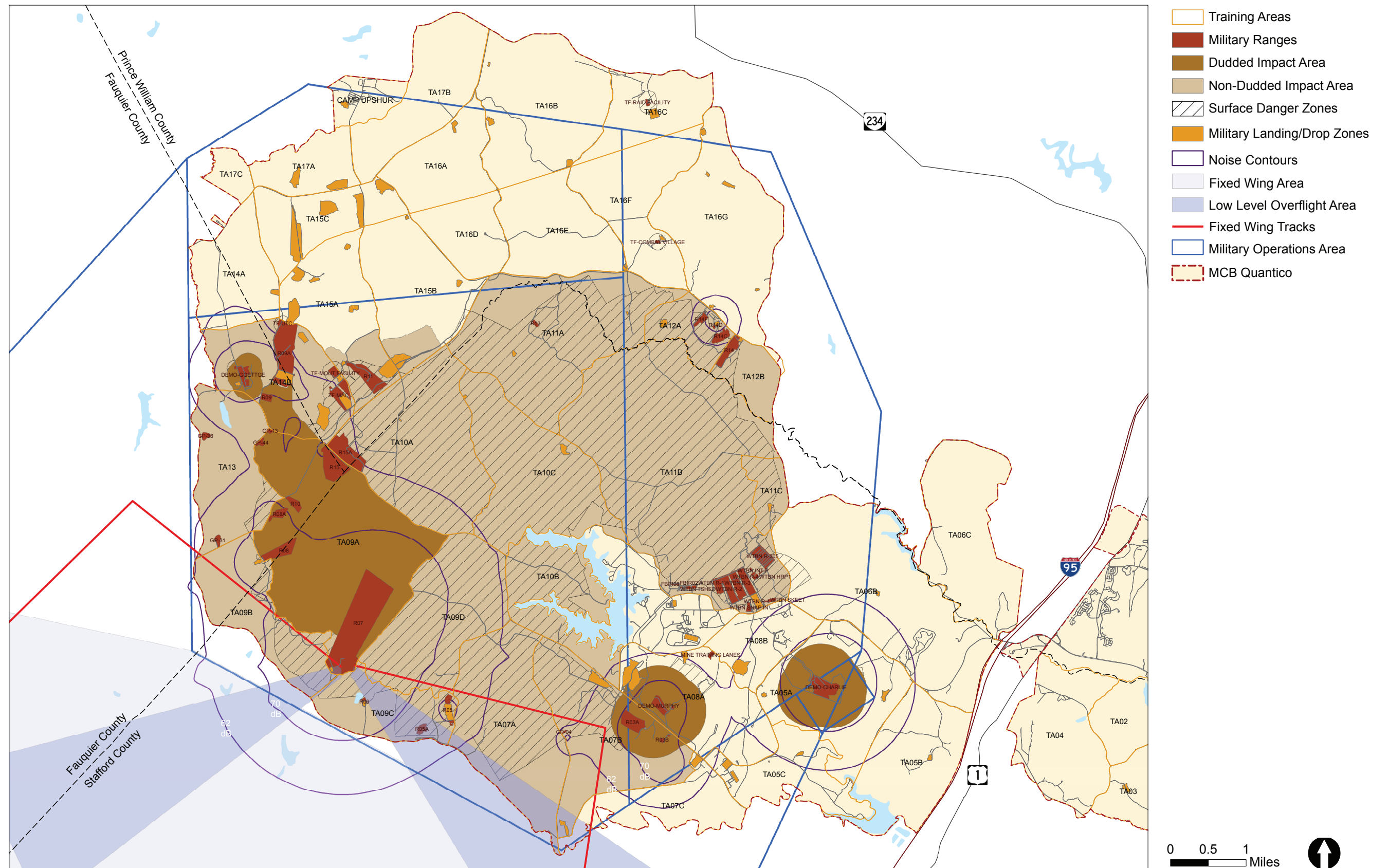


Figure 4.1 MCB Quantico Future Land Use
 Source: MCB Quantico, 2013



- Other federal agencies to include the Central Intelligence Agency (CIA), Department of Energy, Defense Intelligence Agency (DIA), U.S. Secret Service and Department of State
- Various DoD security groups to include the Marine Corps Embassy Security Group (MCESG), Fleet Anti-terrorism Security Team (FAST), and Explosive Ordnance Disposal (EOD) training units
- Marine Corps Reserve Units
- Local and regional law enforcement agencies including the U.S. Capital Police

MCB Quantico has 38 designated training areas, four of which are on the Main Side and the rest are on the West Side. The training areas are used for a variety of day and night time training activities including navigational training, convoy training, maneuvering, military operations in urban terrain (MOUT) training, explosive ordnance disposal training, live fire training, and other specialized military training activities. Within the training areas, there are numerous live-fire and non-live-fire training assets that support the various training activities. The Range Management Branch oversees the use of all the training areas and training assets to ensure safety, coordinate schedules, and maintain training facilities.

Live-Fire Ranges

Within the training areas, there are 53 live-fire training ranges. Live-fire training is when ordnance is fired from aircraft, artillery, armored vehicles, mortars, crew-served weapons, and individual weapons. Live-fire ranges are critical to training Marines to be combat ready. The live-fire ranges include firing ranges and demolition ranges, which are surrounded by impact areas.

Firing Ranges

The firing range types vary from training personnel on basic weapons instruction (e.g. firing of individual rifles, machine guns, and grenade launchers) to training personnel on the skills necessary to employ light anti-armor weapons and to hit stationary and moving targets.

Demolition Ranges

The training areas also includes three demolition ranges encircled by explosive safety quantity distance (ESQD) arcs and dud/controlled access impact areas. The demolition ranges are designed to train and qualify Marines in employing explosives and demolition charges. The exception is the “C” or Charlie Demo Range, which is primarily an operational EOD range. It contains a suspect cargo site, an inerting facility where various devices are rendered harmless yet can be studied for components and composition, and is a regional asset for emergency EOD response operations.

Dudded Impact Areas

Dudded impact areas are associated with live-fire ranges. The primary function of the dudded impact area is to contain weapons effects as much as possible using earthen berms or natural terrain features. Dudded impact areas also contain unexploded ordnance and cannot be used for maneuver training. Non-dudded impact areas are those areas where ordnance is not detonated.

Landing Zones

Landing zones are scattered throughout the training areas on the West Side, as well as on the Main Side. The 67 landing zones are the areas in which aircraft landing is going to take place, and in the case of MCB Quantico, these are mostly rotary wing aircraft. Most of the landing zones located on the West Side fall within the Military Operations Area (MOA) which is special use airspace that extends off base into Stafford, Fauquier, and Prince William Counties.

Other Training Activities

The training areas that do not include live-fire ranges are used for maneuvering and light forces training; land navigation, both day and nighttime; convoy training; mine training; gas chamber training; petroleum, oil and lubricant (POL) training; and military operations in urban terrain (MOUT) training. Some of these non-live-fire activities utilize blanks, smoke grenades, and paintball guns. Many of the training activities are classified by area based on terrain, vegetation, and

Besides live-fire and explosive demolition training, MCB Quantico is large enough to provide a wide diversity of land-based, maneuvering training.

The Approach / Departure Surfaces and Outer Horizontal Surface associated with MCAF Quantico extend off-base. Structures in these imaginary surfaces may not be taller than 500 feet above the ground elevation.

proximity to one another. In this manner, training is provided in a diversified environment with experiences in different conditions and environments.

Nighttime training activity includes land navigation and maneuvers, often with night vision goggles. Nighttime aerial operations, which can include close air support and covering fire, also involves personnel drops and recovery at various landing zones. Off-base lights can disorient pilots and troops using night vision goggles and can even give 'false' landmark clues when off-base tall structures, such as cell towers or antennas with safety lights are visible from the base. For this nighttime activity to be successful, it is necessary to have darkness without distracting bright lights.

Air Operations

Aircraft activity occurs in two separate areas on MCB Quantico. The Marine Corps Air Facility (MCAF) Quantico Turner Field, on the Main Side, is the primary air operation facility at MCB Quantico. Aircraft activity on the West Side occurs mostly from aircraft from DoD installations other than MCB Quantico, including Marine Corps Air Station (MCAS) Cherry Point or MCAS New River in North Carolina or other locations.

Marine Corps Air Facility (MCAF) Quantico

The MCAF Quantico is located on the Main Side, on the west bank of the Potomac River. The air facility provides support to Marine Helicopter Squadron One (HMX-1) and other MCB Quantico tenants, service to the Fleet, and hospitality for important events at MCB Quantico such as the Modern Day Marine Corps Exposition. MCAF Quantico also supports U.S. Air Force aircraft that are used for presidential helicopter transport.

Aircraft based at MCAF Quantico perform executive and emergency transport missions for the President of the United States, members of the President's Cabinet, foreign dignitaries, and other personnel as directed by the White House Military Office. The aircraft also support training at MCB Quantico, including helicopter indoctrination training for Marines at OCS and advanced

training for entities such as TBS and Infantry Officers' Course (IOC). Additionally, aircraft at MCAF Quantico support Marine Corps Combat Development Command (MCCDC) and Marine Corps Systems Command (MCSC) in the development of helicopter tactics, techniques, and equipment.

Planning parameters and regulations for aircraft activity at MCAF Quantico are outlined in an Air Installation Compatible Use Zones (AICUZ) study (2009). The AICUZ study examines various planning parameters related to aircraft operations, noise, and safety, and it provides recommendations that can be used to further promote compatible land use surrounding the airfield, both on and off base. Since there is no airfield on the West Side, there is no AICUZ there.

The AICUZ maps the imaginary surfaces for airfield safety appropriate for MCAF Quantico. Figure 4.3 depicts the various safety areas associated with the airfield operations. The height of the imaginary surfaces area is based on the elevation of the runway (10 feet above mean sea level (AMSL) for Turner Field). Some of the imaginary surfaces project off-base, as follows:

- **Approach / Departure Surfaces**
Projecting outward and upwards from either end of the Turner Field runway are the Approach / Departure Surfaces. By the time these surfaces are off-base they have reached an elevation AMSL of 510 feet. No structures, buildings or any other tall objects should penetrate the Approach / Departure Surfaces.
- **Outer Horizontal Surface** The Outer Horizontal Surface rises to 510 feet AMSL and projects off-base. This imaginary surface should also not be violated with potential structure siting.

There are certain regulations, including those promulgated by the Federal Aviation Administration (FAA), that must be followed to construct a structure that might penetrate these surfaces. MCAF Quantico air traffic control is notified within the FAA

Aircraft activity on the West Side is restricted within the MOA, which extends off-base. Aircraft within the MOA must remain above 500 feet in altitude and are prohibited from arming for weapons release until within the MCB Quantico's perimeter.

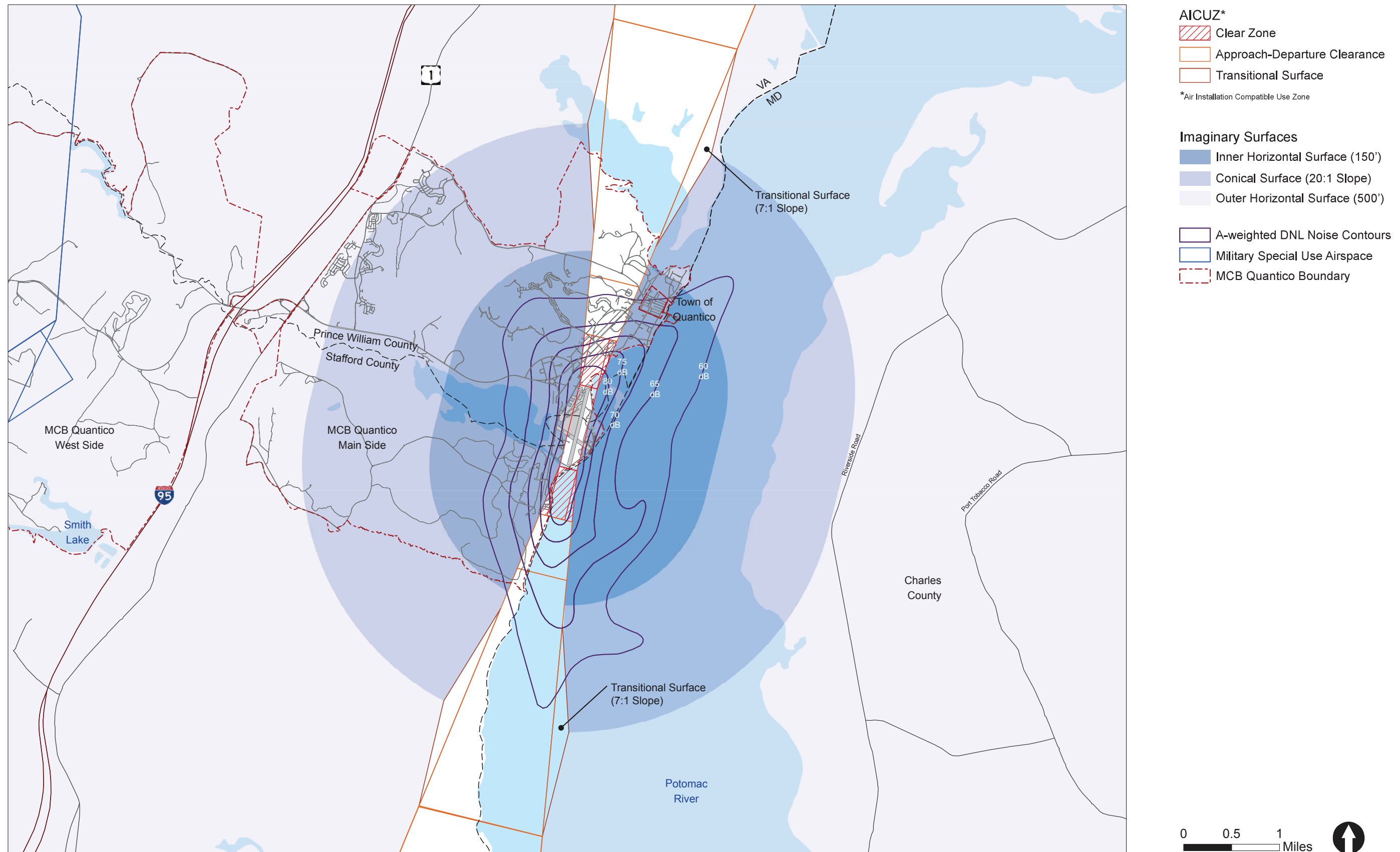


Table 4.1 Restricted Airspace Parameters

Restricted Area	Altitude (Feet)	Time of Use	Controlling Agency
R-6608A	To 10,000	0500-2400 plus 24 hours in advance	FAA, Potomac APP
R-6608B	To 10,000	0500-2400 plus 24 hours in advance	FAA, Potomac APP
R-6608C	To 10,000	0500-2400 plus 24 hours in advance	FAA, Potomac APP
Demo 1	500 to 5,000*	Intermittent NOTAM**	ZDC
Demo 2	10,000 to 15,000*	Intermittent NOTAM**	ZDC
Demo 3	Above 5,000 to 15,000*	Intermittent NOTAM**	ZDC

Notes: Approach Center (APP), Federal Aviation Administration (FAA), Notice to Airmen (NOTAM), Restricted Area (R), Washington, D.C., Air Route Traffic Control Center (ZDC). *Altitude indicates floors of MOAs. **Other times by NOTAM contact Flight Service Station. Source: Federal Aviation Administration, VFR Terminal Area Chart, Baltimore and Washington, 2004

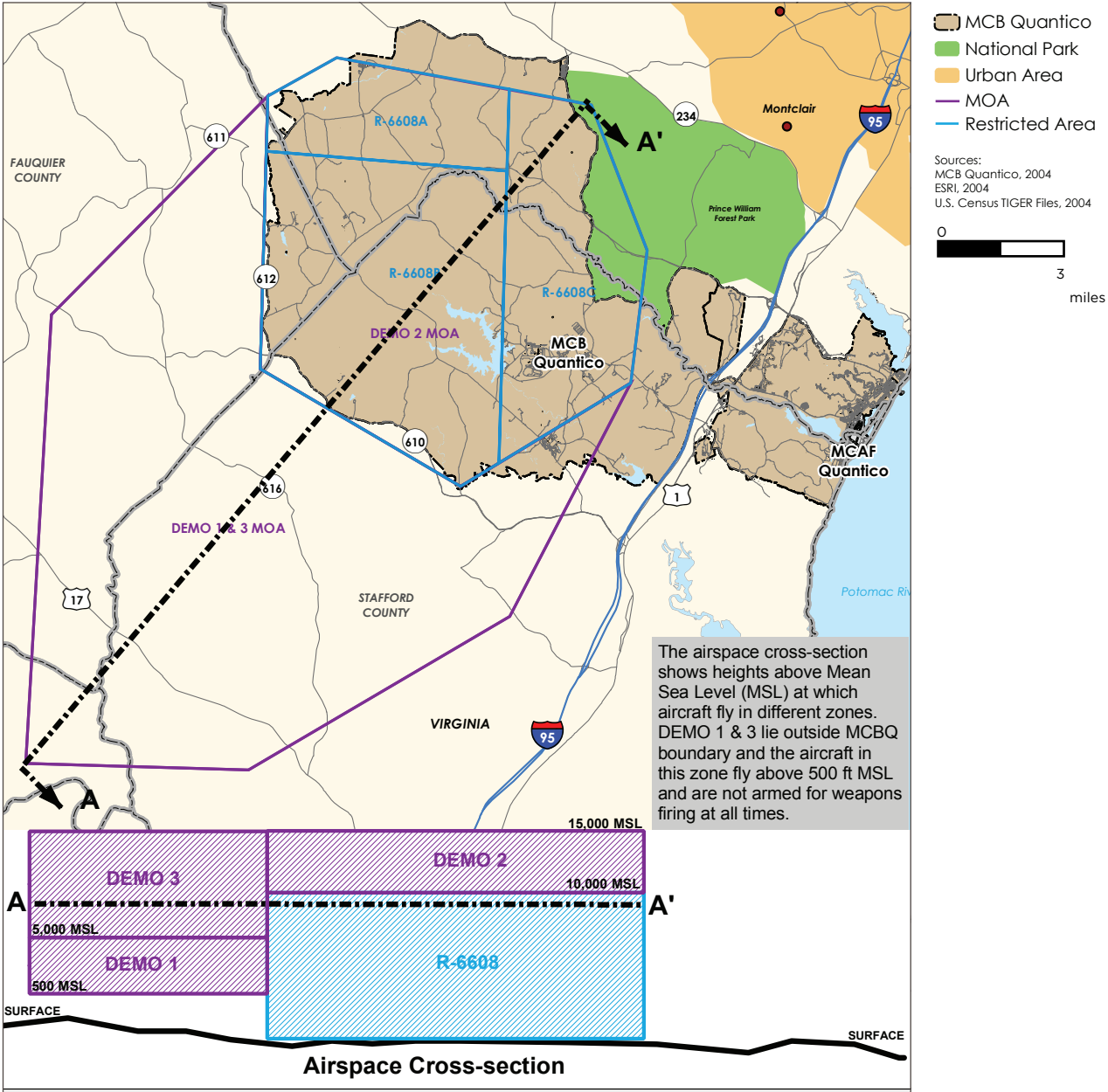


Figure 4.4 Restricted Airspace
Source: Wyle Report 05-11, Final Noise Study for Marine Corps Base Quantico Range Complex, 2006

review process for cell towers and antenna siting permits but this often comes later in the process. The JLUS supports more timely coordination with the base for siting any obstructions that might affect the MCAF imaginary surfaces.

Training Area and Range Aircraft Operations

The West Side Training Areas and Ranges are governed by various restricted safety areas. These apply to both ground-based operations and airborne operations, and include restrictions to public aviation air space.

Restricted areas R-6608A, R-6608B, and R-6608C and the Demo 1, Demo 2, and Demo 3 Military Operating Areas (MOAs) shown in Table 4.1 and Figure 4.4 form the special use airspace (SUA) associated with operations at MCB Quantico's Range and Training Area (RTA) complex. These areas are designed above the training areas for coordination of air traffic and combat training. While R-6608 airspace is available for Marine Corps use each day, the Demo MOAs are normally activated only during air-to-ground training.

The restricted airspace - R-6608 A, B, and C - is activated and utilized much more intensely than the DEMO 1, 2 and 3 MOAs. As documented in the 2006 Range Compatible Use Zones (RCUZ) Study, R-6608 is used most days of the year and the Demo MOAs are used approximately 20 times a year.

Aircraft scheduled to utilize the MOA airspace remain above 500 feet above mean sea level and are not armed for weapons release while in the DEMO 1 and 3 MOA airspace. The airspace cross-section shown in Figure 4.4 depicts the vertical dimensions of the airspace. The diagram shows that aircraft using the MOA airspace that are not over the installation property are not allowed to descend below 500 feet in altitude.

4.3 Noise Metrics

Noise associated with MCB Quantico falls into two main categories: live-fire range noise and aircraft noise. Vibration is associated with live-fire range activities. The following is a description of the metrics used to measure noise and vibration.

Noise Measurement

The study of noise is complex, and the degree to which noise becomes problematic depends on a number of both objective and subjective criteria that are important to mention. Measurement of noise is dependent on the specific type of noise and the way it is perceived by the human ear. The decibel (dB) level of noise, the frequency of the noise, and the period of exposure all affect how the sound is perceived. In addition, the sensitivity of the individual to noise and vibration varies from one person to the next, which can affect the degree of annoyance experienced from loud noise sources.

Noise and vibration transmission is also dependent on weather conditions. Transmission is greater on overcast days than on clear days. During overcast conditions impulse noise is held closer to the ground and has a tendency to travel farther than would occur on a clear day when the noise tends to dissipate upwards into the atmosphere.

Small Arms-related Noise

The metric associated with small arms range noise is termed PK15, whereby noise contours represent peak sound levels without frequency weighting and accounting for statistical variation caused by weather, and expected to be exceeded by 15 percent of all small arms range events.

Large Arms-related Noise

Noise associated with large arms and demolition activity is described by C-weighted Day-Night Level (CDNL) contours. Large caliber arms and demolitions produce impulsive noise, which can be twice as annoying as continuous noise.

Some installations use peak contours to gauge the impact of impulsive noise on surrounding communities. The peak noise levels represent single event sound levels for impulsive noise rather than average levels. While typically not associated with DoD land use guidelines, the peak noise level contours can indicate areas where noise may affect the surrounding community.

MCB Quantico does not have data on peak noise levels for its large caliber live-fire and

demolition ranges. In lieu of peak noise level data, MCB Quantico has developed one, three, and five mile radii from live-fire ranges to represent peak noise propagation (explained below).

Aviation-related Noise

Aviation noise is typically measured in A-weighted Day-Night Levels (ADNL). The noise contours are derived from the number of air operations and flight patterns associated with an airfield. The MCAF

- 75 dB A-weighted DNL Contour
- 65 dB A-weighted DNL Contour
- Training Area Boundaries
- Small Arms Range
- Military Installation

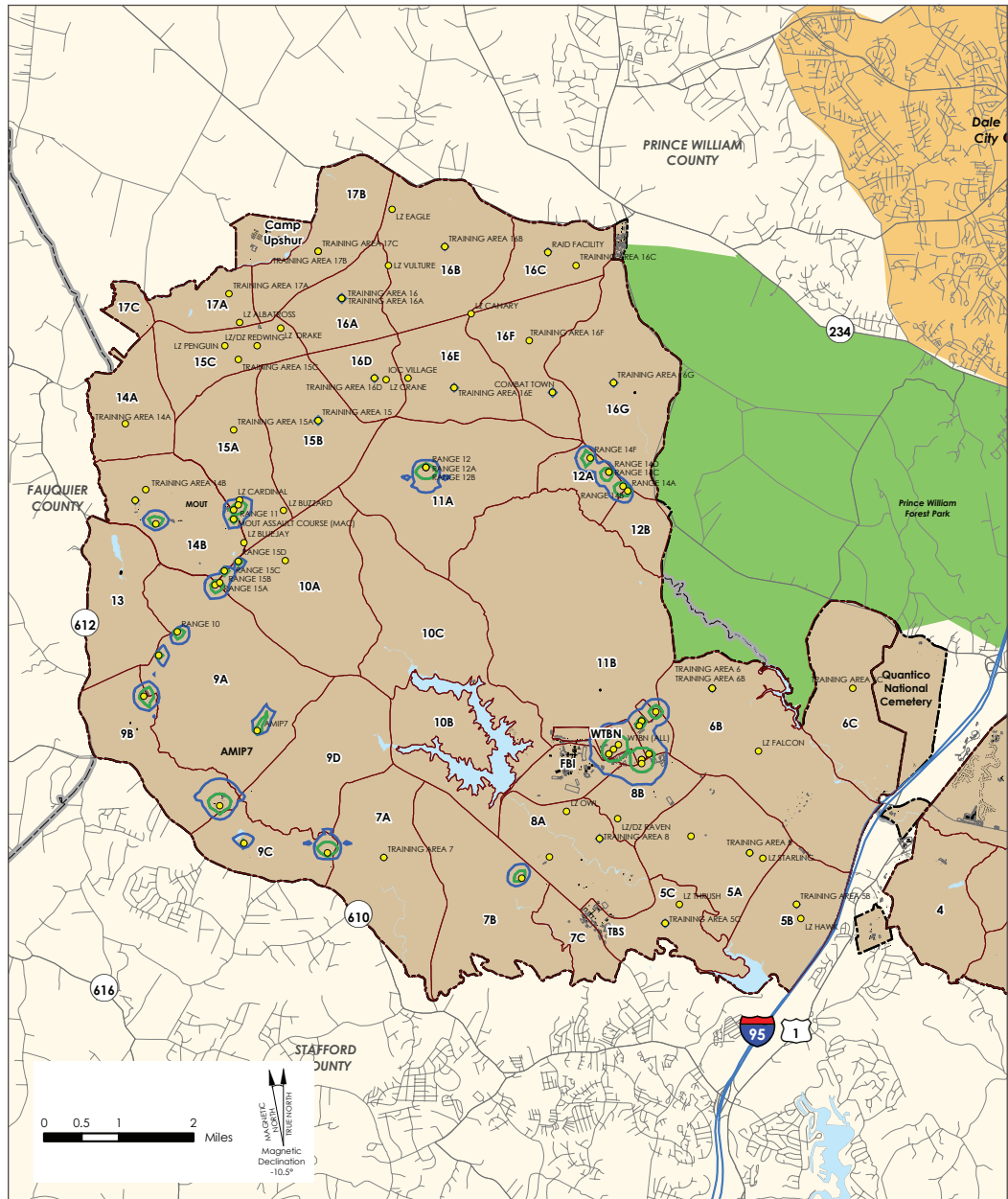


Figure 4.5 Noise Contours for Small Arms Live-Fire Ranges

Source: Wyle Report 05-11, Final Noise Study for Marine Corps Base Quantico Range Complex, 2006

Quantico AICUZ Study includes the ADNL contours associated with Turner Airfield (see Figure 4.3). The aviation noise associated with aircraft activity on the West Side is not documented by an AICUZ because there is no airfield on the West Side.

Vibration

Vibration associated with lower frequency operational noise (e.g. explosives, large caliber arms) can become a concern at high decibel levels, and damage from ordnance-related vibration has been reported in the communities surrounding MCB Quantico. Except for a small number of incidences associated with specific, high explosive yield weapon systems, the propagation distance for ground-borne vibration is rather

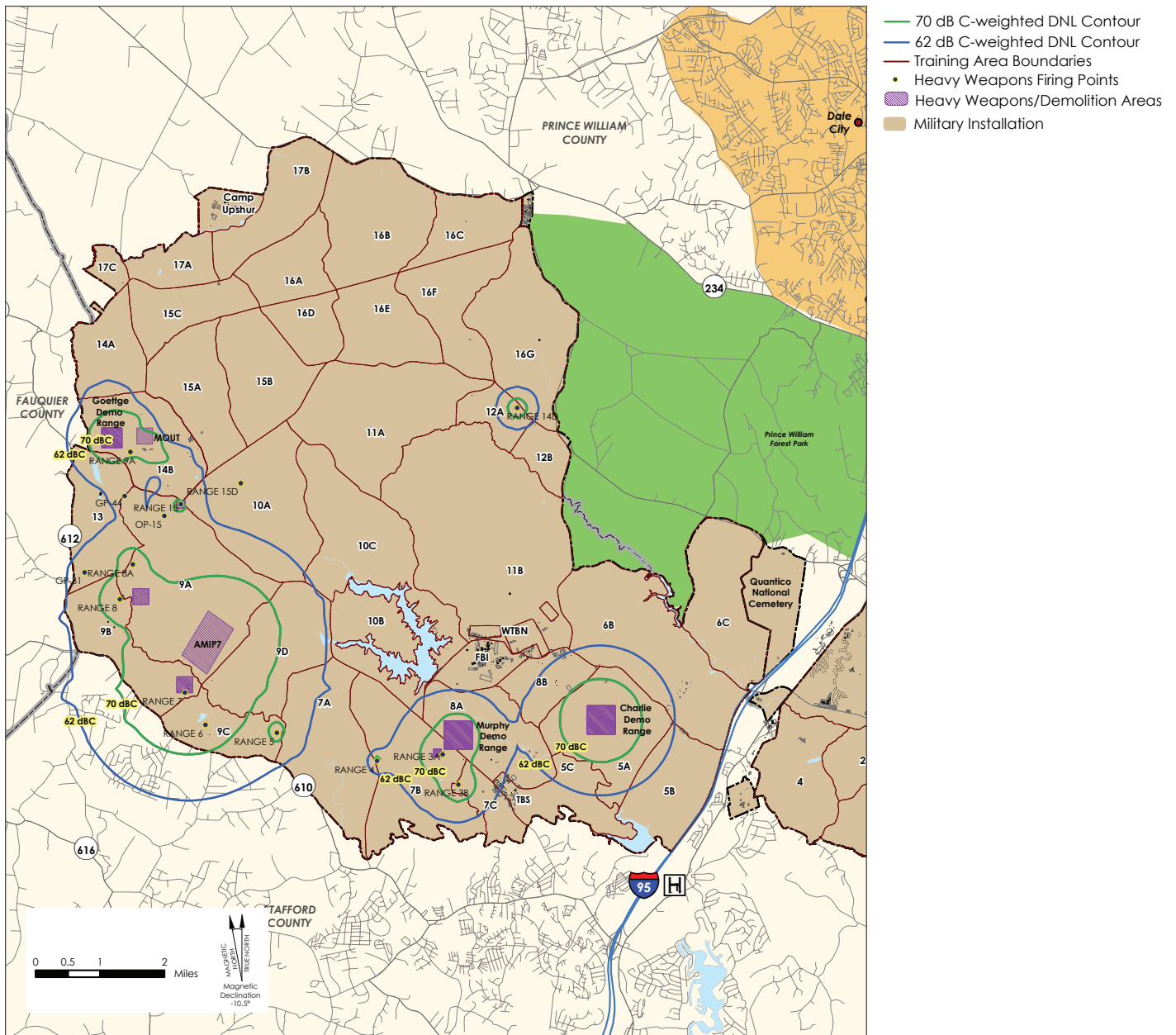


Figure 4.6 Noise Contours for Large Caliber Weapons

Source: Wyle Report 05-11, Final Noise Study for Marine Corps Base Quantico Range Complex, 2006

limited. The level of airborne vibration due to live-fire or demolition training is directly correlated with the peak noise level. While structural shaking or window rattling has the potential to alarm homeowners at a lower threshold, actual damage from vibration is unlikely to occur at noise levels lower than 140 dB (which equates to being within 100 feet of a jet engine).

4.4 Noise Sources

Live-Fire Range Activity

The training areas with live-fire ranges produce noise emanating from small arms, large caliber arms, and demolition.

Small Arms

Small arms training involves weapons less than 20mm in size including pistols, rifles, shotguns, and machine guns. The base has modeled noise contours for small arms training operations. In all instances, noise from small arms is entirely contained within the base boundaries (see Figure 4.5).

Noise complaints or comments as tracked by the MCB Quantico Public Affairs Office (PAO) specifically associated with small arms range activity have been very few. In fact, a review of the comment and complaint records from 2008 through early 2013 revealed that one complaint of 341 received correlated to small arms activity or specifically mentioned that gun shots might be the issue.

Large Caliber Arms and Demolition

Large arms and demolition ranges support training using larger caliber weapons and explosive/demolition activities. The use of specific ranges varies greatly during the year depending on the training requirements. Some ranges are designed to accommodate night fire.

Modeling for the large caliber and demolition range activity was completed for the RCUZ Study prepared by the base in 2006. The large caliber data used in the modeling is from calendar year 2004 and was used to project calendar year 2009

Impulsive noise is measured using peak noise levels. Lacking peak noise levels for its live-fire ranges, MCB Quantico has developed one, three, and five mile radii from live-fire ranges to depict the potential extent of noise impacts.

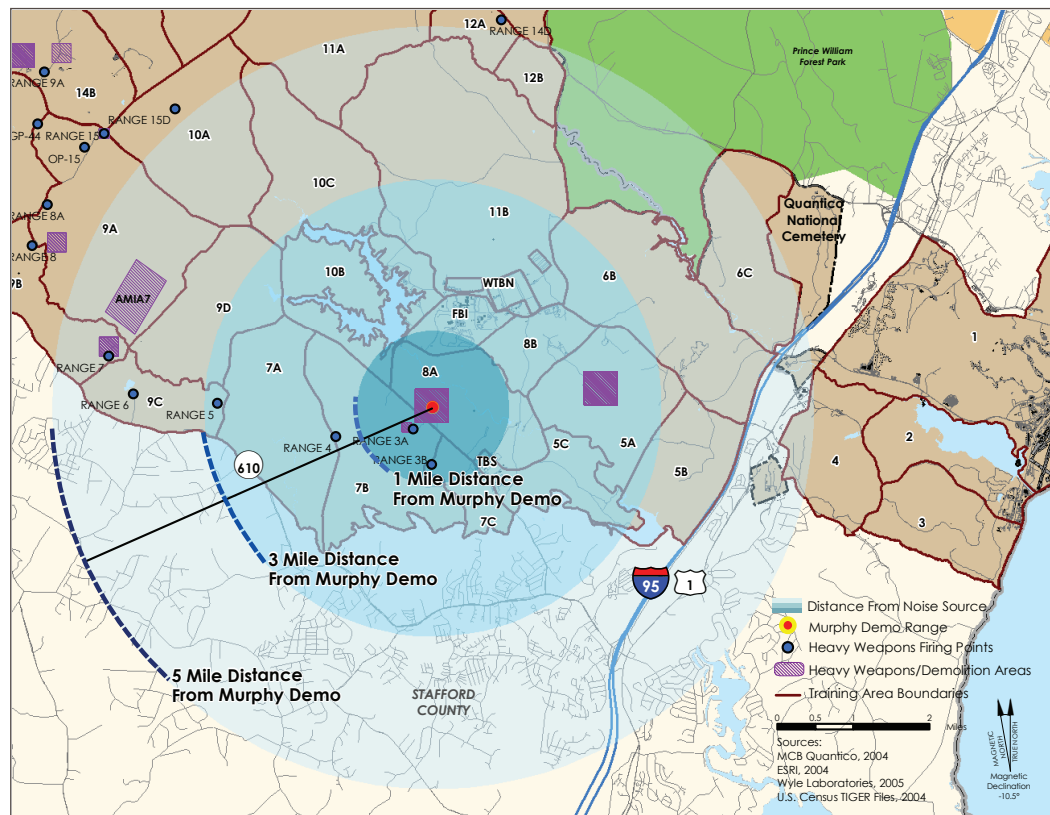


Figure 4.7 Distances from Single Event Impulse Noise Source

Source: Wyle Report 05-11, Final Noise Study for Marine Corps Base Quantico Range Complex, 2006.

Table 4.2 Impulse Noise Guidelines

Sound Levels (dB Peak)	Risk of Complaints and Damage
< 115	Low risk of noise complaints
115-130	Moderate risk of noise complaints
130-140	High risk of noise complaints, possibility of damage
> 140	Threshold of permanent physiological damage to unprotected ears. High risk of physiological and structural damage claims.

Source: Wyle Report 05-11, Final Noise Study for Marine Corps Base Quantico Range Complex, 2006.

Table 4.3 Peak Levels for Demolition Block 40 lbs Cratering Charge

Distance from Noise Source	Lpk* Exceeded in dBP (% of time)			
	15.87%	50%	84.13%	97.72%
1 mile	138.5	128.5	118.5	113
3 miles	120	109.5	99	93
5 miles	114	102	89	82.5

Source: Wyle Report 05-11, Final Noise Study for Marine Corps Base Quantico Range Complex, 2006.

*Peak Sound Pressure Level

Table 4.4 Peak Levels for 105mm Howitzer M102

Distance from Noise Source	Lpk* Exceeded in dBP (% of time)			
	15.87%	50%	84.13%	97.72%
1 mile	125.5	109	90.5	81.5
3 miles	107.5	90.5	73	62.5
5 miles	101	82	63.5	52.5

Source: Wyle Report 05-11, Final Noise Study for Marine Corps Base Quantico Range Complex, 2006.

*Peak Sound Pressure Level

Table 4.5 Peak Levels for 155mm Howitzer M198

Distance from Noise Source	Lpk* Exceeded in dBP (% of time)			
	15.87%	50%	84.13%	97.72%
1 mile	128	108.5	86	77
3 miles	110	93.5	75	65
5 miles	103.5	85.5	68	56.5

Source: Wyle Report 05-11, Final Noise Study for Marine Corps Base Quantico Range Complex, 2006.

*Peak Sound Pressure Level

Table 4.6 Peak Levels for M203 Grenade Launcher (40mm)

Distance from Noise Source	Lpk* Exceeded in dBP (% of time)			
	15.87%	50%	84.13%	97.72%
1 mile	123.5	113.5	103.5	98
3 miles	105.5	95	84.5	78
5 miles	99.5	87.5	74.5	68

Source: Wyle Report 05-11, Final Noise Study for Marine Corps Base Quantico Range Complex, 2006.

*Peak Sound Pressure Level

potential noise contours. Figure 4.6 depicts the CDNL contours associated with these ranges. The majority of the off-base area affected is within Stafford County although minor portions of Fauquier County are also included.

Peak Noise Exposure

DNL contours are widely accepted for use in land use planning and zoning actions; however, they do not always represent what an individual hears or experiences with a noise event. In many cases, installations use peak noise levels to gauge the extent of noise impacts off-base. MCB Quantico does not have peak noise contours for its live-fire ranges; therefore, predictive modeling was used in the RCUZ to quantify the impacts of peak noise events. The potential peak noise distributions that could occur were calculated for one, three, and five miles from the noise source as presented in Table 4.3 through Table 4.6.

These distance rings represent distance in miles and do not represent averaged DNL noise contours typically used for land use planning and zoning. However, they demonstrate that peak sound levels of very short duration could be experienced at greater distances from the range. While the current level of noise complaints is low, perhaps reflecting current support for the Marine Corps training at the base or that complaining would not necessarily change things, these situations can change over time.

Also, what is not represented in the peak noise calculations is the influence and effects of the air-delivered 500 pound (Mark 82) bomb used in Marine training at the base. This bomb is responsible for the largest impulsive, peak noise and vibration released on the West Side. This weapon is predominantly released and exploded at Range 7, on the West Side, near Route 610 in Stafford County. On average, approximately 12 Mk 82 bombs are exploded annually at MCB Quantico. The use of this bomb for training purposes is highly dependent upon good weather conditions. Although planned and scheduled, no Mk 82 operations

occurred in 2013 due to weather conditions and other factors.

Lacking specific peak noise level contours for the influence of impulsive noise, the JLUS team has applied the 2006 RCUZ approach of predictability based on the 1-mile, 3-mile, and 5-mile radii from the major ranges and demo sites at MCB Quantico. In almost all cases, the events in the 1-mile radii are contained on-base. The 3-mile and 5-mile radii are more influential and are referenced for potential indicators of complaints based on the impulsive noise events, singularly, or in combination with other ordnance and operations. The JLUS has also recommended that the base update the 2006 RCUZ Study for the training areas and ranges and include the modeling of impulsive noise events.

Aircraft Noise

MCAF Quantico

The AICUZ Study provides an analysis of noise impacts based on modeled existing conditions from calendar year 2006, and a prospective condition for calendar year 2020. The noise contours developed in the AICUZ Study are depicted in Figure 4.3. The prospective condition reflects planned aircraft to be stationed at the base (CH-46, CH-53 and MV-22), as well as new platforms for transient aircraft (such as the F-35 Joint Strike Fighter) during this decade.

Training Area and Range Aircraft

MCB Quantico has not measured the effects of a combination of aircraft operations and live fire training for the West Side ranges. Overflights off base typically happen at heights above 500 feet AMSL, and their approaches are such that there are limited flights over civilian areas off-base. Air ordnance is delivered primarily to Range 7, and rotary wing aircraft close air support stays primarily on-base for flight tracks and areas. For fixed wing close air support to Range 7, flight tracks and areas go off base into the Demo 1 and 3 areas but the majority of flight operations are above 500 feet. The transition to the tilt rotor MV-22 Osprey may increase the off-base exposure primarily

Citizens may call
703-784-2741 to file
a noise report with
MCB Quantico.

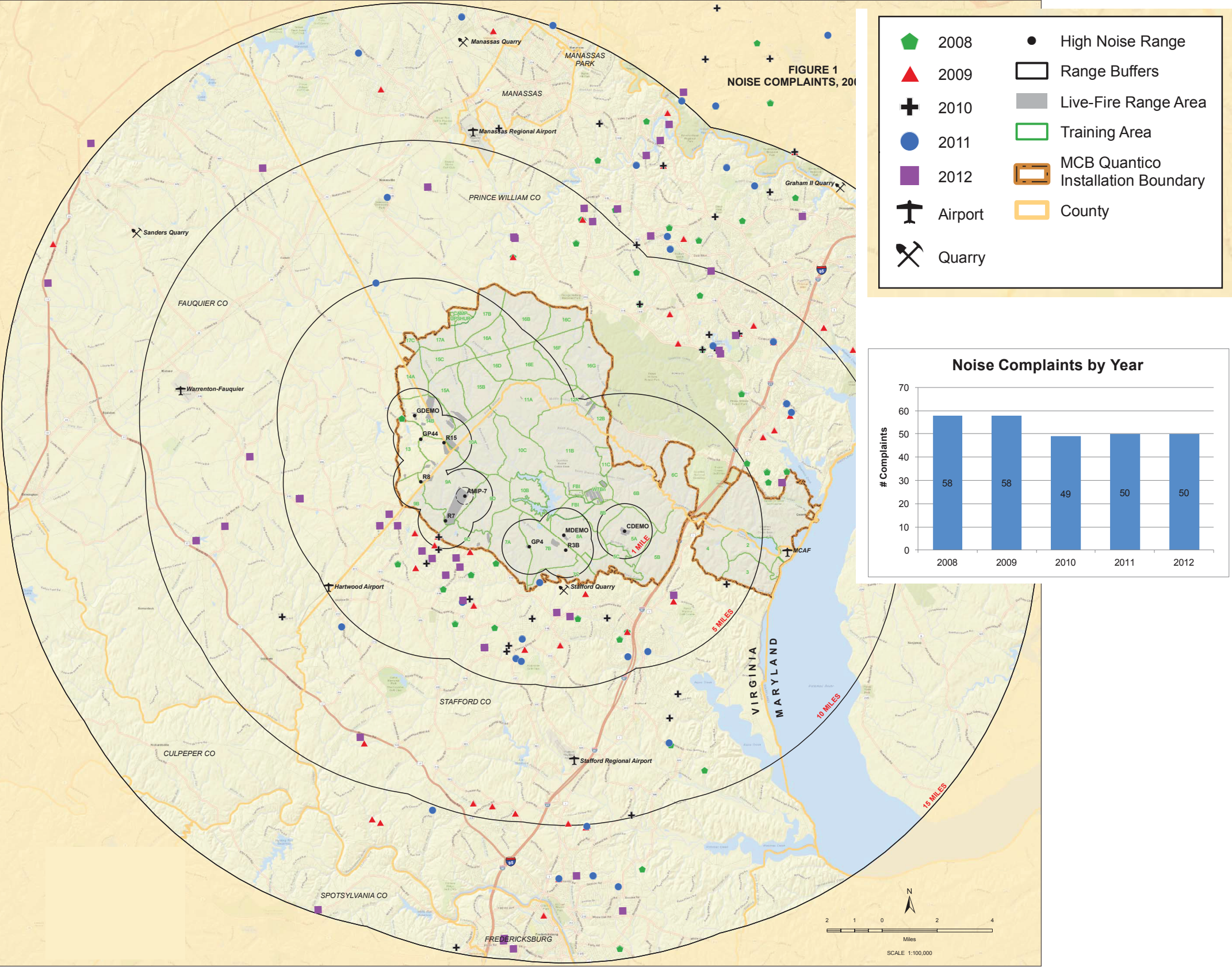


Figure 4.8 MCB Quantico Noise Comments
 Source: MCB Quantico, May 2013

because this air frame takes a little longer to turn around and rejoin the base environs than the previous aircraft did.

4.5 Noise Management Procedures

The Public Affairs Office (PAO) at MCB Quantico records noise complaints or comments that come into the base. The PAO also publishes on its web site, on its Facebook page, and within the base's newspaper when training operations may cause significant noise events. It also sends emails to the surrounding jurisdictions and interested parties which have registered with the PAO to receive advance notices. In addition, the PAO has coordinated with the Range Management Branch to have the noise complaints/comments mapped to specific locations (if known) and generally correlated with any applicable training events at the time.

Complaints/Comments

MCB Quantico has established a call in number (703-784-2741) that citizens may use to file a noise report. The noise report form requests name, address, phone, e-mail, location, length of residency, date of the noise event, time of the noise event, if there was any damage, the mood of the caller, and other specifics about the complaint that can be useful. Most of this information is voluntary but is typically offered by the caller. The base documents all calls received whether attributable to MCB Quantico or not.

The base has gone a step further with its participation on a Facebook page. Since posts to its page regarding noise events often result in multi-threads of discussion, and take on varying forms of conversation, such as "sounds of freedom," "the tempo has changed, used to be more frequent," "thank you for your services" to simple "Likes," the base has changed its report titles to "comments" versus complaints. Figure 4.9 shows the latest data received and managed by the PAO.

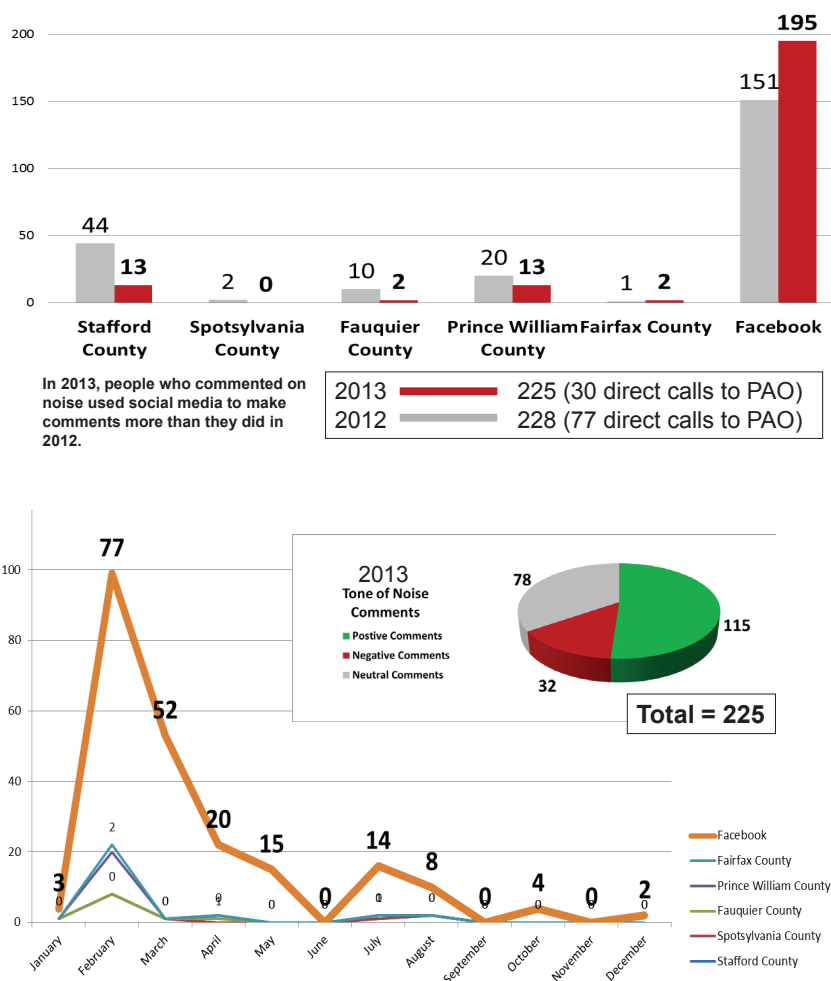


Figure 4.9 Noise Comments Received in 2013

Source: MCB Quantico Public Affairs Office, 2013

Noise Reduction Efforts

Atmospheric conditions such as wind, cloud cover and temperature significantly affect noise propagation and the potential for impacts in the areas surrounding MCB Quantico. Temperature inversions can trap sound closer to the ground, allowing it to travel farther distances from the noise source. The Range Management Branch at MCB Quantico routinely monitors weather conditions to evaluate the potential for noise propagation, and may postpone louder explosive activities when possible to minimize potential impacts.

The base has also curtailed certain training activities to specific time periods during the

day. While it is necessary to do nighttime training, most ordnance training is not scheduled after 10 p.m. and not started before 6 a.m.

4.6 Other Considerations

Transportation

Proposed Transportation Projects

The draft MCB Quantico TMP outlines a number of programmed military transportation projects to improve access to MCB Quantico and on-base circulation. In addition, many of these projects will serve to ease congestion on community roadways adjacent to the base. Several of these projects are described below:

- **Heritage Center Parkway Extension** - This project includes the construction of a 1/2 mile roadway that will provide a second entrance to the National Museum of the Marine Corps. Utilizing an existing access road the existing parkway will be extended south into the Semper Fidelis Memorial Park, where additional parking will also be provided. The new entrance will include intersection improvements to Route 1 for proper turning movements. This extension project is anticipated to be completed by June 2015.
- **Fuller Road and Main Gate Improvements** - This project calls for upgrades to Fuller Road from Route

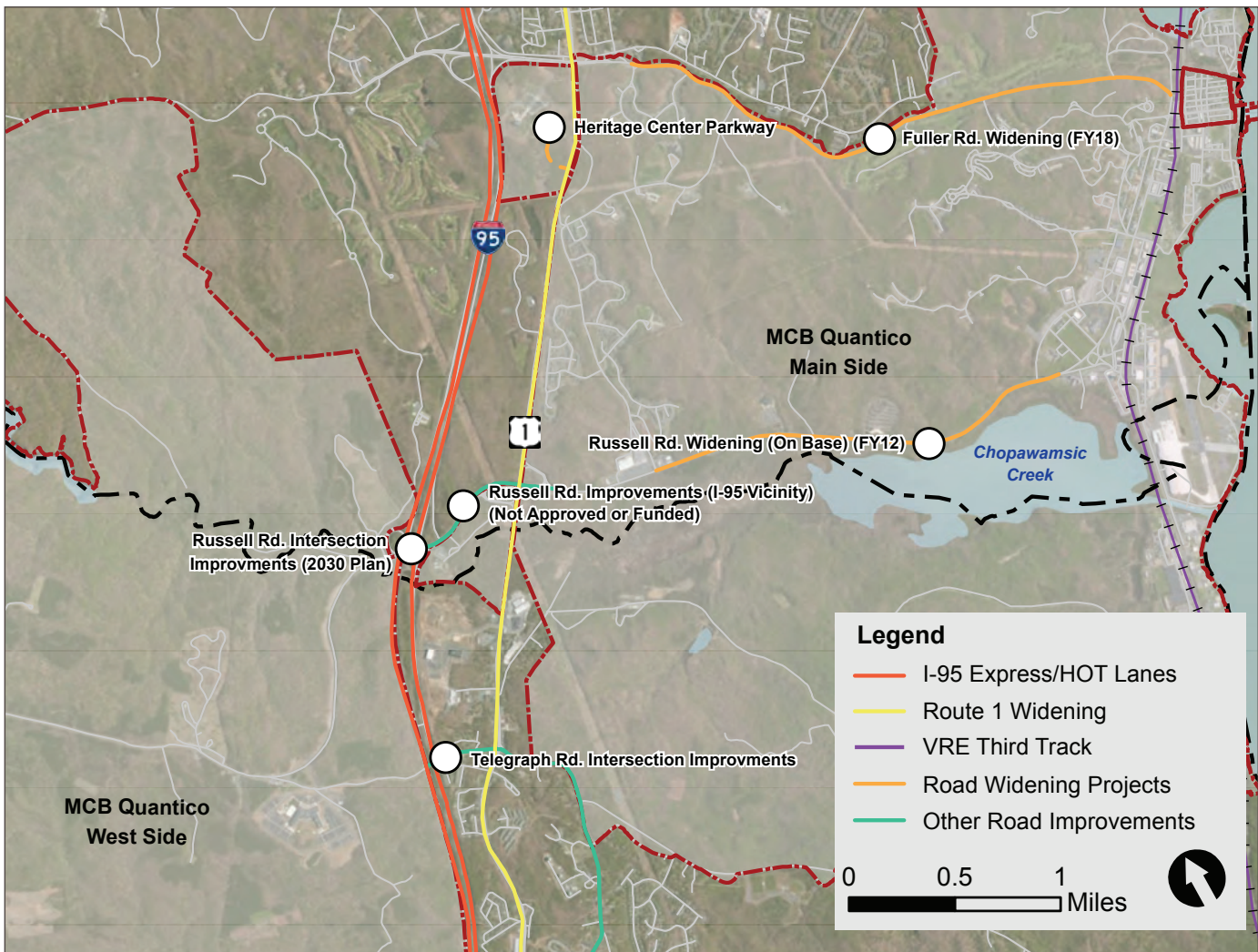


Figure 4.10 MCB Quantico Transportation Projects

Source: MCB Quantico Draft Transportation Management Plan, 2013

1 to Mason Drive to provide three inbound lanes and includes associated improvements to the entry control point.

- **Fuller Road Widening** - Plans include addition of one reversible traffic lane to Fuller Road from the Main Gate to Barnett Avenue.
- **Russell Road Widening** - This project provides for widening Russell Road on base from two to four traffic lanes. It is now under construction.
- **Russell Road and Route 1 Improvements** - This long-term proposal calls for widening Russell Road to four lanes from the Russell Road Gate to I-95 and replacement of the Route 1/Russell Road bridge span with increased capacity and improved access ramps. The project has not yet been approved or funded.

Military Use of Public Roads

Currently, the Marines need to access the range and training areas on the western portion of the West Side by using Route 610 in Stafford County and Route 612 in Fauquier County. When certain range areas are active, the safety distance zones preclude using various on-base roads or tank trails. Because of this limited access, Marines and their ammunition and ordnance are transported along these public routes to reach Ranges 7, 8 and 9. While all safety precautions are used and access is typically in the early morning, the roads have high volumes of traffic and are narrow and curving. The added traffic from the base, which often includes instructors and range personnel using their own vehicles, increases congestion on these roads. A potential solution is the construction of an on-base range access roadway; this is, however, an expensive option and military construction funds are becoming increasingly difficult to obtain which could delay this potential project.

Environmental Impacts

MCB Quantico manages the environmental aspects of its 59,295 acres via an Integrated Natural Resources Management Plan (INRMP). The environmental elements include wetlands and water bodies, floodplains, threatened and endangered species, topography, forest management, and installation restoration (IR) sites. The National Environmental Policy Act (NEPA) process requires evaluation and mitigation of environmental impacts due to new construction or significant operational changes at MCB Quantico.

Water Bodies and Wetlands

There are hundreds of small streams throughout MCB Quantico, particularly on the West Side. These streams feed into Aquia Creek, Chopawamsic Creek, and Quantico Creek, which are tributaries to the Potomac River eventually joining the Chesapeake Bay. In accordance with Chesapeake Bay regulations, new development should not be constructed within a 100-foot buffer from these streams.

There are three drinking water reservoirs located on MCB Quantico. Breckenridge Reservoir is the primary potable water resource for MCB Quantico and Lunga Reservoir is the secondary water source. Although it is located on MCB Quantico, Smith Lake is a water source reservoir that serves portions of Stafford County. The Cedar Run watershed at the western edge of MCB Quantico also contributes to Lake Jackson, a potable water source to the north in Prince William County.

As identified in the National Wetlands Inventory, U.S. Fish and Wildlife Service, there are approximately 3,905 acres of wetlands located on the base. Wetlands are diverse ecosystems that are vital to the region because they are natural habitats to many endangered species and they provide critical water purification and flood management services. Similar to the streams, there is a 100-foot buffer around the perimeter of each wetland due to Chesapeake Bay regulations. The lower

Chopawamsic Creek area contains the largest concentration of wetlands on base and has received a Protected Natural Area (PNA) designation.

As noted previously, since MCB Quantico falls within the Chesapeake Bay watershed, an area that encompasses five states, all new developments and significant rehabilitation projects should adhere to Chesapeake Bay regulations and guidance standards, to include:

- EPA/DoD Chesapeake Bay Initiative;
- Executive Order 13508: Chesapeake Bay Protection and Restoration;
- Chesapeake Bay Total Maximum Daily Load (TMDL), Section 438 of the Energy Independence and Security Act of 2007; and
- Department of Navy Low Impact Development (LID) Policy.

The MCB Quantico Natural Resources and Environmental Affairs (NREA) office monitors water quality on base to meet the Clean Water Act (CWA) and other applicable water quality regulations. All monitoring reports are available from the Virginia Department of Environmental Quality's (DEQ) website (www.deq.virginia.gov) and can be referenced to review measures underway to meet TMDL requirements for any impaired water bodies. The NREA office can also be contacted for additional information.

Threatened and Endangered Species

MCB Quantico contains habitat areas important to several state and federally listed threatened and endangered species, and the base observes measures to protect these areas from adverse impacts. Chopawamsic Creek provides important nesting areas for bald eagles (a state-listed threatened species) and other bird species. In terms of active habitat management, colonies of small whorled pogonia, a federal-listed threatened plant species, are present on base and are protected by quarter-mile habitat buffers. Also, the dwarf wedge mussel is found in Aquia Creek, and

the base actively protects the watershed from development that would adversely affect water quality.

Installation Restoration (IR) Sites

MCB Quantico is designated a Superfund Site as defined by the Environmental Protection Agency (EPA). Per the EPA's Superfund website, in 1999 the EPA and the Navy entered a Federal Facilities Agreement to conduct studies and find solutions to remediate potentially contaminated sites on the base. Since then, MCB Quantico has had an active IR program to remediate these sites. There are several active sites that are under ongoing remediation. The MCB Quantico NREA office should be consulted for additional information.

Chapter 5

Military Influence Area Analysis

5.1 Traditional Compatibility Analysis

Traditional military guidance for land use compatibility focuses on the potential for noise impacts to adjacent communities, specifically ADNL and CDNL contours as described in Chapter 4. Resources including DoD Instruction 4165.57 Air Installations Compatible Use Zones (AICUZ) (2011) and Office of Chief of Naval Operations (OPNAV) Instruction 3550.1A Range Air Installations Compatible Use Zones (RAICUZ) Program (2008) provide compatibility guidelines for land uses within designated noise and safety zones proximate to military operations.

While this is an important starting point for a compatibility exercise, an analysis of average noise levels does not capture the true potential for impacts off base. For example, ADNL contours associated with MCAF operations at MCB Quantico are nearly entirely located on base, and CDNL range noise contours extend only slightly off base into small portions of Stafford and Fauquier Counties. The MCB Quantico RCUZ recommends incorporating one, three, and five mile buffers into compatibility analyses to capture the potential for noise impacts in surrounding areas due to peak sound levels associated with individual noise events. In the recommendations chapter of the JLUS (Chapter 6), additional noise modeling is recommended to update the RCUZ to better assist the base and

surrounding communities in addressing land use compatibility around the base in the future as it relates to peak impulse noise. For the purposes of this study, the current RCUZ information has been used for the compatibility analysis described below.

5.2 JLUS Military Influence Areas

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. As described in Chapter 4, range and air operations are concentrated within certain portions of the base, whereby adjacent communities outside 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 and activities on base. This JLUS process has recommended 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.

The military operations described in Chapter 4, when combined with the required 3,000-foot notification boundary, constitute the full MCB Quantico MIA (Figure 5.1). This area represents the geographic extent within which land uses off base could reasonably

The JLUS Military Influence Area includes the MCAF noise contours and safety zones, the 3 and 5 mile range buffers, a 3,000 ft. notification boundary around the base, and the Military Operations Area.

affect, or be affected by, military operations on base. This area encompasses all ADNL noise contours (both air and range), the three-mile and five-mile range buffers, the MCAF approach-departure zones, and the full MOA. The 3,000-foot legislative notification boundary has also been included to capture areas in direct proximity to the base that are subject to development notification per the Virginia State Code.

The full MIA has been divided into six geographic areas that incorporate both political and operational boundaries as follows (see Figure 5.2):

- Zone 1: Prince William County
- Zone 2: Stafford County
- Zone 3: Fauquier County
- Zone 4: Town of Quantico
- Zone 5: Range Buffer (Five-Mile)
- Zone 6: Aviation Buffer

Each of the six zones has in turn been subdivided to better describe the different relationships between land uses on- and off-base. The zone definitions consider not only military operations, but also planning initiatives at the local level that factor into the potential for impacts both now and in the future. The zones describe areas of similar impact potential and represent the basis for JLUS recommendations described in Chapter 6.

Zone 1 – Prince William County

MIA Zone 1 follows the 3,000-foot legislative notification boundary in Prince William County, capturing all areas of the county directly adjacent to MCB Quantico. Zone 1 is subdivided into three constituent geographic areas to describe variations in existing land uses and county policies.

Zone 1.1 includes the portion of Prince William County east of I-95 and adjacent to MCB Quantico Main Side. Zone 1.1 includes the Triangle community and residential areas north of Fuller Road. This area is largely built out suburban residential neighborhoods with the exception of commercial areas along the Route 1 corridor. Land uses on base include open forested areas, family housing, and community

support (golf course). Due to these adjacencies, operational impacts do not represent a concern for communities in this portion of the county.

Zone 1.2 includes the portion of Prince William County within the 3,000-foot notification boundary that lies west of I-95 and east of Independent Hill. The vast majority of this area is parkland, including Locust Shade Park and Prince William Forest Park. The Quantico National Cemetery and the National Museum of the Marine Corps are also located within this zone. Residential uses are limited to the few homes along Joplin Road adjacent to parkland. Large portions of this zone are located within the five-mile range buffers, with portions within the three-mile buffers.

Zone 1.3 includes the portion of western Prince William County within the 3,000-foot notification boundary west of Independent Hill. This area is within the designated Rural Crescent and consists of low density residential uses and forests/agriculture. The western-most portions of the zone fall within the MCB Quantico range buffers.

Zone 2 – Stafford County

MIA Zone 2 captures the portion of Stafford County within the 3,000-foot notification boundary and the three-mile range buffer. Zone 2 is subdivided primarily based on county policy, including the designated urban service area and county growth and redevelopment areas.

Zone 2.1 includes the portion of eastern Stafford County directly south of MCB Quantico Main Side and within the 3,000-foot notification boundary. Land uses on base consist of training areas, while the adjacent portion of the county is largely forested with some low density residential. The area is outside the designated Stafford County urban service area.

Zone 2.2, bounded by Zone 2.1 to the east and I-95 to the west, contains the Route 1 corridor in Stafford County, including the Boswell's Corner designated growth area. Most of Zone 2.2 is within the three-mile

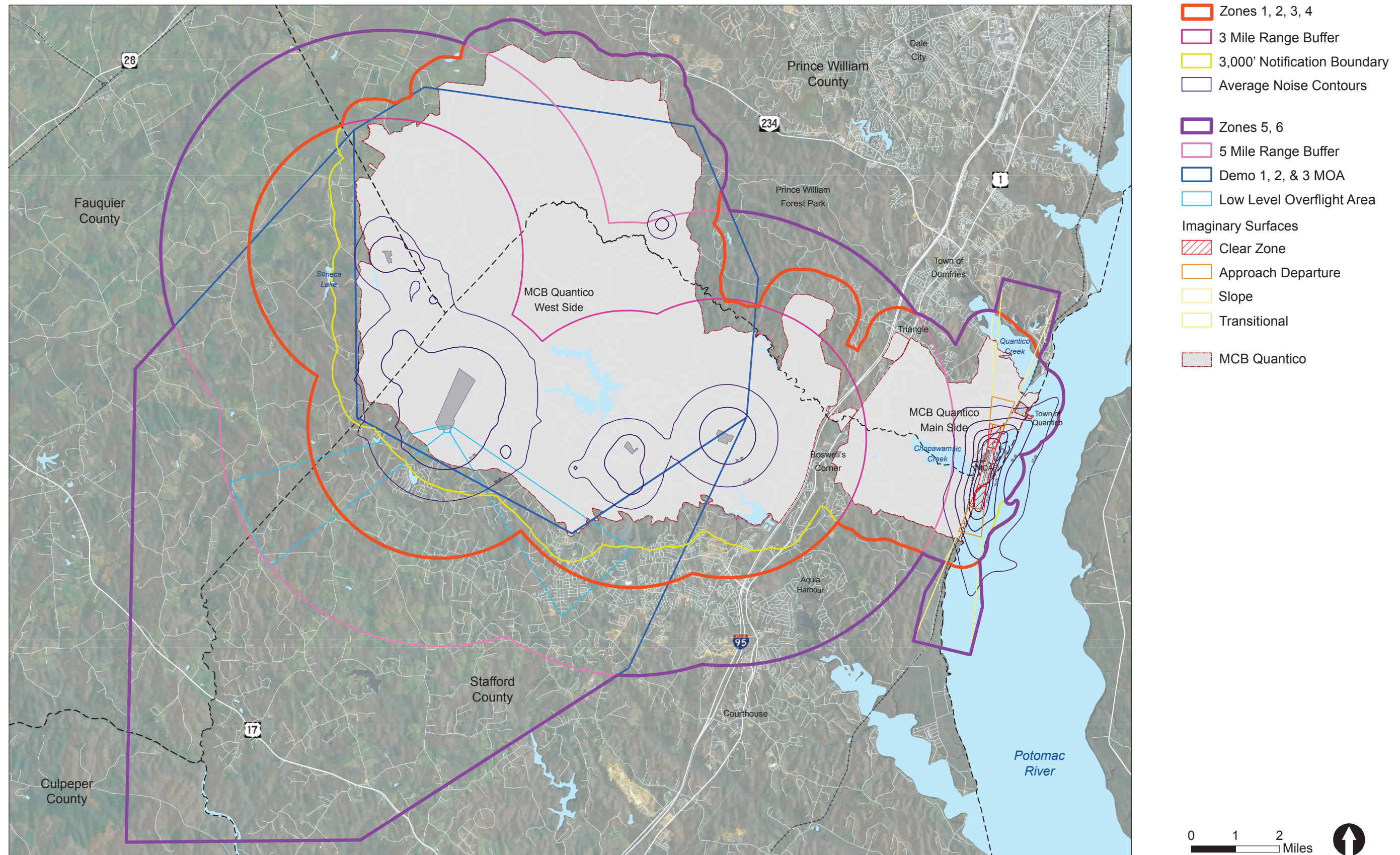
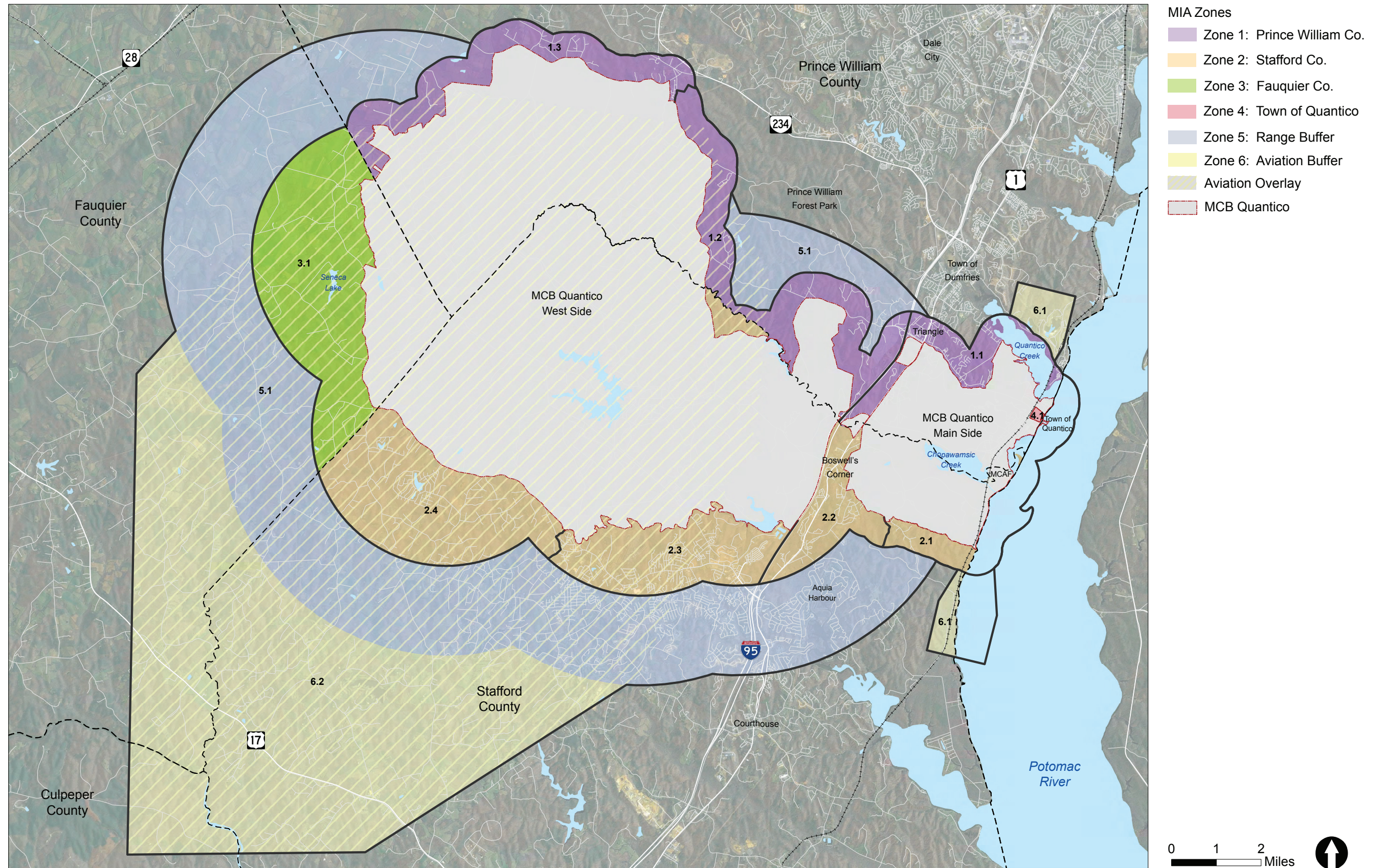


Figure 5.1 MCB Quantico Operations Defining the Military Influence Area
 Sources: Counties of Fauquier, Prince William, and Stafford, MCB Quantico, 2013



range buffer and therefore subject to the potential for noise impacts due to MCB Quantico training and range operations.

Zone 2.3 includes the portion of Stafford County west of I-95 and within the urban service area, including the Garrisonville Road corridor. The outer edge of the area is formed by the three-mile range buffer.

Zone 2.4 includes the western portion of Stafford County within the three-mile range buffer and outside the urban service area. This zone is more rural in nature than areas to the east, with lower density residential uses.

Zone 3 – Fauquier County

Zone 3.1 includes the entire three-mile range buffer within Fauquier County. The area is rural in nature, with agricultural and scattered low density residential uses. The area is subject to impacts associated with impulse/peak noise due to MCB Quantico range operations.

Zone 4 – Town of Quantico

Zone 4.1 includes all of the town of Quantico, which is surrounded by MCB Quantico. The Town is bordered on the north by MCB Quantico administrative uses, to the south by Marine Corps University, the east by the Potomac, and to the west by MCB Quantico support functions and open space. Due to the distance from training ranges, noise impacts due to range operations are not anticipated to be a compatibility factor for the Town of Quantico. However, the town is close to MCAF Quantico and falls within the imaginary surfaces associated with airfield operations, including the Inner Horizontal Surface and Approach-Departure zones. The town is located outside the 65 ADNL contour typically used for land use compatibility planning analysis, but the town is within the 60 ADNL contour and also subject to potential noise impacts due to individual flight operations. Also, being surrounded by the base with access dependent on base roads, the town is subject to security measures when enforced by the base. Its direct proximity also affects

Anti-Terrorism/Force Protection (AT/FP) setbacks required for existing and new facilities by DoD regulations.

Zone 5 – Five-Mile Range Buffer

Zone 5.1, the Five-Mile Range Buffer, includes portions of Prince William, Stafford, and Fauquier Counties outside Zones 1, 2, and 3 where noise impacts due to range operations are possible. The zone encompasses a large and diverse land area, within which the potential for noise impacts varies widely. The most heavily populated portion of Zone 5.1 lies in Stafford County, including suburban neighborhoods south of Garrisonville and west of I-95, as well as the Aquia Harbour community to the east. The portion of Fauquier County included in Zone 5.1 is overwhelmingly rural and agricultural in nature, with pockets of rural residential land uses. The zone is split in Prince William County, with the western portion rural in nature and the eastern portion primarily composed of Prince William Forest Park.

Zone 6 – Aviation Buffer

Zone 6.1 represents the portion of the approach-departure to MCAF falling outside the 3,000-foot notification boundary, and is split between Prince William County to the north and Stafford County to the south. In Prince William County, Zone 6.1 is located on the northern side of Quantico Creek, an area that includes the Possum Point Power Station property and a portion of the Potomac Shores planned residential development north of the power plant (see Section 3.2, Proposed Future Development). In Stafford County, the zone is located along the Potomac River shoreline in the Widewater portion of the county, which is currently forested open space. This area has been subject to proposals for residential development which are undergoing review.

Zone 6.2 represents the MCB Quantico MOA including the portion of the MOA outside of the five-mile range buffer in portions of Fauquier, Stafford, and Culpeper Counties. The focus of this zone is on airspace restrictions and coordination. (See pages 48 and 49 for more detail on the MOA.)

5.3 Potential Compatibility Analysis

Once the MIA Zones were established and agreed to by the Policy Committee and the TAG, a preliminary analysis was completed of potential compatibility measures that might be considered for each zone . Because of the size of the base and the variation in potential impact from MCB Quantico military operations, defining the different zones or land areas around the base with potential compatibility measures was a particularly useful exercise for the MCB Quantico JLUS. Not all areas can be treated equally, and these zones enable

different measures to be considered by the different jurisdictions since they each vary in the degree of impact experienced and planning measures they already have in place to address impact from the base. Table 5.1 provides a summary of the potential compatibility measures applicable to each MIA zone, as described above. The measures were derived for the most part from the military impact techniques used by other communities screened for applicability to the area around MCB Quantico. Chapter 6 provides more information on the potential compatibility measures, along with examples from other bases and communities that have completed similar

Table 5.1 Military Influence Area Analysis

	Locality	Description	Defining Criteria	Potential Compatibility Measures
Zone 1	1.1 Prince William County	3000' MCBQ Legislative Boundary (Triangle/Dumfries)	3000' from base boundary in eastern PW County from I-95 to Potomac River	MCBQ review of off-base development proposals Jurisdiction review of on-base Main Side development proposals
	1.2 Prince William County	3000' MCBQ Legislative Boundary (Museum / Cemetery / Park)	3000' from base boundary from I-95 to Bristow Road, including Prince William Forest Park, Quantico National Cemetery, and National Museum of the Marine Corps	MCBQ review of park, cemetery & museum development proposals (already in effect) REPI Public agency (NPS, VA, NMMC) review of on-base training & range development proposals
	1.3 Prince William County	3000' MCBQ Legislative Boundary (Rural Crescent)	3000' from base boundary from Bristow Road to Fauquier County boundary	Retain/reinforce low density zoning REPI Lighting ordinance Real estate disclosure MCBQ review of off-base development proposals Jurisdiction review of on-base training & range development proposals
Zone 2	2.1 Stafford County	3000' MCBQ Legislative Boundary (Widewater)	3000' from base boundary from Potomac River to Urban Service Area boundary	Comprehensive Plan Amendment Zoning - Military Overlay Zone (low density residential) REPI Lighting ordinance Real estate disclosure TDR/PDR Program (sending) MCBQ review of off-base development proposals Jurisdiction review of on-base training & range development proposals

Table 5.1 Military Influence Area Analysis (continued)

	Locality	Description	Defining Criteria	Potential Compatibility Measures
Zone 2	2.2	Stafford County	Primary MCBQ Range Buffer (Boswells Corner)	3000' from base boundary from Urban Service Area boundary to I-95 3 miles from MCBQ artillery & EOD ranges
				Comprehensive Plan Amendment
				Zoning - Military Overlay Zone (low-high density residential, commercial)
				Lighting ordinance
				Sound attenuation in building codes
				Real estate disclosure
				TDR/PDR Program (receiving)
				MCBQ review of off-base development proposals
				Jurisdiction review of on-base training & range development proposals
Zone 2	2.3	Stafford County	Primary MCBQ Range Buffer (Garrisonville)	3000' from base boundary from I-95 to Urban Service Area boundary 3 miles from MCBQ artillery & EOD ranges
				Comprehensive Plan Amendment
				Zoning - Military Overlay Zone (low density residential, commercial)
				REPI
				Lighting ordinance
				Sound attenuation in building codes
				Real estate disclosure
				TDR/PDR Program (sending)
				MCBQ review of off-base development proposals
				Jurisdiction review of on-base training & range development proposals
Zone 2	2.4	Stafford County	Primary MCBQ Range Buffer (west Rt 610 Corridor)	3000' from base boundary from Urban Service Area boundary to County boundary 1 and 3 miles from MCBQ artillery & EOD ranges MCBQ Low Level Overflight Area
				Comprehensive Plan Amendment
				Zoning - Military Overlay Zone (low density residential)
				REPI
				Lighting ordinance
				Sound attenuation in building codes
				Real estate disclosure
				TDR/PDR Program (sending)
				MCBQ review of off-base development proposals
				Jurisdiction review of on-base training & range development proposals
Zone 3	3.1	Fauquier County	Primary MCBQ Range Buffer (Fauquier County)	3000' from base boundary 3 miles from MCBQ artillery & EOD ranges MCBQ Low Level Overflight Area
				Retain low density zoning
				REPI
				Lighting ordinance
				Sound attenuation in building codes
				Real estate disclosure
				PDR program (easements)
				MCBQ review of off-base development proposals
				Jurisdiction review of on-base training & range development proposals

Table 5.1 Military Influence Area Analysis (continued)

	Locality	Description	Defining Criteria	Potential Compatibility Measures
Zone 4	4.1 Town of Quantico	3000' MCBQ Legislative Boundary (Town of Quantico)	3000' from base boundaries to include entire Town of Quantico MCAF AICUZ (Noise Contours) MCAF AT/FP Regulations	MCBQ review of off-base development proposals Jurisdiction review of on-base Main Side development proposals
	5.1 Prince William County Fauquier County Stafford County	Secondary MCBQ Range Buffer	5 miles from MCBQ artillery and EOD ranges in western Prince William, Fauquier & Stafford Counties MCBQ Low Level Overflight Area	MCBQ review of off-base development proposals Jurisdiction review of on-base training & range development proposals MCBQ review of park, cemetery & museum development proposals Public agency (NPS, VA, MCHC) review of on-base training & range development proposals
Zone 6	6.1 Prince William County Stafford County	MCBQ Aviation Safety Buffer	MCAF AICUZ (Approach/Departure Zone)	Flight controls/FAA coordination Zoning - Airport (MCAF) Overlay
	6.2 Fauquier County Stafford County Culpeper County	MCBQ Aviation Safety Buffer	MCBQ Military Operations Area (MOA Demo Areas 1, 2 & 3; R-6608)	Flight controls/FAA coordination Stafford Regional Airport coordination



Residential land use adjacent to MCB Quantico training ranges in Stafford County Zone 2.4

JLUS studies. Chapter 6 also describes the specific recommendations chosen for each zone following review by the JLUS committees.

Land Use Compatibility

As mentioned previously, DoD instruction provides guidelines for compatibility within designated operational noise zones. In order to perform a more holistic compatibility analysis, factors in addition to average noise contours have been considered in this JLUS, including peak/impulse noise propagation, night training activities, airspace requirements, and legislative notification

boundaries adjacent to MCB Quantico. Each of the MIA zones has been analyzed for the potential to experience impacts due to military operations, as well as the potential to adversely affect military missions now or in the future based on local land uses and planning policies.

To analyze land use compatibility, a detailed review of potential land uses was conducted for the Military Influence Area zones closest to the base (MIA Zones 1 through 4). Again, the degree of compatibility varies widely by zone depending on proximity to the MCB Quantico ranges and other training operations. Table 5.2 summarizes the land

Table 5.2 Land Use Compatibility

MIA Zone	Low Impact	Moderate Impact*	High Impact
1.1	<ul style="list-style-type: none"> - Residential - Commercial - Industrial - Religious Assembly - Parks / Recreation - Municipal Services - Hospitals / Assisted Living / Day Care - Farming / Forestry / Resource Preservation 	<ul style="list-style-type: none"> - Outdoor Amphitheaters/ Sports Arenas - Amusement Parks - Cell Towers 	
1.2	<ul style="list-style-type: none"> - Parks / Passive Recreation - Farming / Forestry / Resource Preservation 	<ul style="list-style-type: none"> - Parks / Active Recreation - Amphitheaters/ Sports Arenas - Amusement Parks - Cell Towers 	<ul style="list-style-type: none"> - Residential - Commercial - Industrial - Religious Assembly - Municipal Services - Hospitals / Assisted Living / Day Care
1.3	<ul style="list-style-type: none"> - Low Density Residential 	<ul style="list-style-type: none"> - Schools 	<ul style="list-style-type: none"> - Med-High Density Residential
2.1	<ul style="list-style-type: none"> - Fire / Police / Municipal Offices 	<ul style="list-style-type: none"> - Religious Assembly 	<ul style="list-style-type: none"> - Commercial
2.4	<ul style="list-style-type: none"> - Parks / Passive Recreation 	<ul style="list-style-type: none"> - Parks / Active Recreation 	<ul style="list-style-type: none"> - Industrial
3.1	<ul style="list-style-type: none"> - Farming / Forestry / Resource Preservation 	<ul style="list-style-type: none"> - Cell Towers 	<ul style="list-style-type: none"> - Outdoor Amphitheaters / Sports Arenas - Amusement Parks - Hospitals / Assisted Living / Day Care
2.2	<ul style="list-style-type: none"> - Commercial 	<ul style="list-style-type: none"> - Residential 	<ul style="list-style-type: none"> - Outdoor Amphitheaters / Sports Arenas
2.3	<ul style="list-style-type: none"> - Industrial - Parks / Recreation - Municipal Services - Farming / Forestry / Resource Preservation 	<ul style="list-style-type: none"> - Schools - Religious Assembly - Hospitals / Assisted Living / Day Care - Cell Towers 	<ul style="list-style-type: none"> - Amusement Parks
4.1	<ul style="list-style-type: none"> - Residential - Commercial - Parks / Recreation - Municipal Services 	<ul style="list-style-type: none"> - Schools - Religious Assembly - Hospitals / Assisted Living / Day Care 	<ul style="list-style-type: none"> - Industrial - Outdoor Amphitheaters/ Sports Arenas - Amusement Parks - Cell Towers

* Land use impacts can be mitigated if sound attenuation, height limits, lighting controls, and/or special reviews are included.

uses within each zone that experience impact from the current MCB Quantico training operations or can negatively impact this training. Generally, the land uses that experience the greatest degree of impact are noise sensitive land uses located in proximity to the ordnance ranges, such as high density residential, hospitals, day care and nursing facilities, religious buildings, schools, outdoor amphitheaters and other similar uses. Land uses that are incompatible because they can potentially affect night training operations include some commercial uses, sports fields and arenas, amusement parks and other uses with significant outdoor night lighting. Cell towers and other tall objects are also not compatible near certain parts of the base since they can interfere with helicopter and other low-flying aircraft used for training purposes. The most compatible uses generally include low density residential, agriculture, forestry and park lands with limited development. There are other uses that fall in between that can be affected by the base or vice-versa, but the degree of this impact can be mitigated through real estate disclosure, sound attenuation, lighting controls and other measures incorporated in the project design or construction. More detail on these potential mitigation measures is provided in Chapter 6.

More detailed maps of MIA Zones 1-4 are shown in Figure 5.3 and Figure 5.4. The following compatibility issues are noted for each zone based on current and projected military operations at the base. It should be noted that any existing land uses in the MIA zones surrounding MCB Quantico are 'grandfathered' from potential measures such as sound attenuation or other mitigation to improve compatibility. The focus of the recommendations included in this report is on future uses to minimize potential impacts from current and projected base operations. Through this approach, the potential for complaints about base operations can be minimized, the living conditions of residents relocating or moving to this area improved, and the potential effect on training operations reduced to the degree possible for a base located in an urbanizing area.

Zone 1.1: Planned land uses are compatible; coordination required on traffic and MCAF noise and airspace issues.

Zone 1.2 Planned land uses are compatible; coordination required for noise / wildlife disturbance issues.

Zone 1.3: Planned land uses are compatible; sound attenuation and real estate disclosure could be considered for some uses; lighting controls could be considered near areas used for night training .

Zone 2.1: Planned land uses are compatible; coordination required for MCAF noise and airspace issues.

Zone 2.2: Area proposed for redevelopment (see Boswell's Corner Redevelopment Area Plan available on Stafford County's website); coordination required on growth and traffic issues; sound attenuation and real estate disclosure could be considered for some uses.

Zone 2.3: Majority of area is designated as a Stafford County Urban Service Area; coordination required on growth and traffic issues; sound attenuation and real estate disclosure could be considered for some uses; coordination required on airspace restrictions and lighting controls.

Zone 2.4: Higher density residential development beyond current zoning is not encouraged; sound attenuation and real estate disclosure could be considered for some uses; coordination required on airspace restrictions and lighting controls.

Zone 3.1: Planned land uses are compatible; sound attenuation and real estate disclosure could be considered for some uses; lighting controls could be considered near areas used for night training.

Zone 4.1: Land uses are subject to MCAF AICUZ restrictions; coordination also required on security issues.

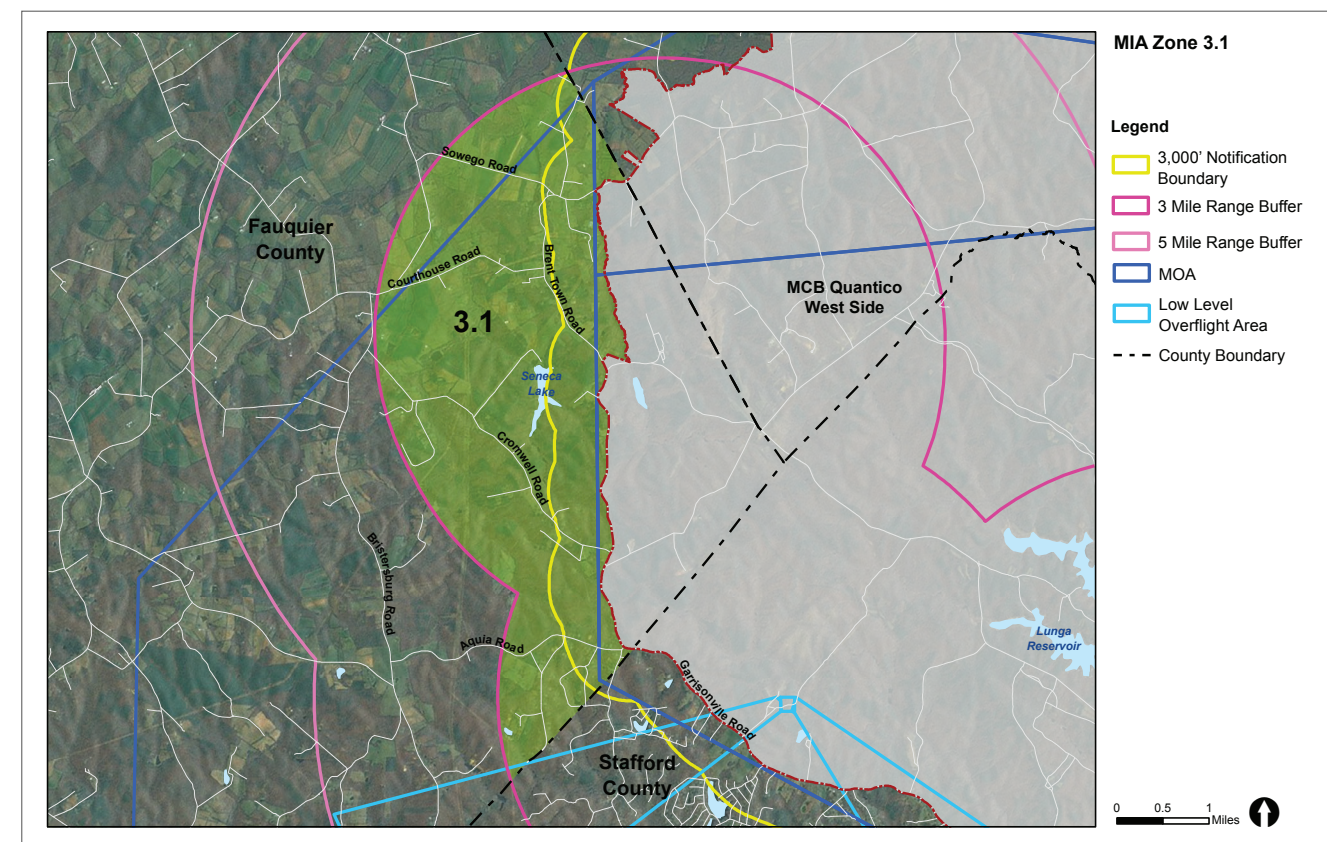
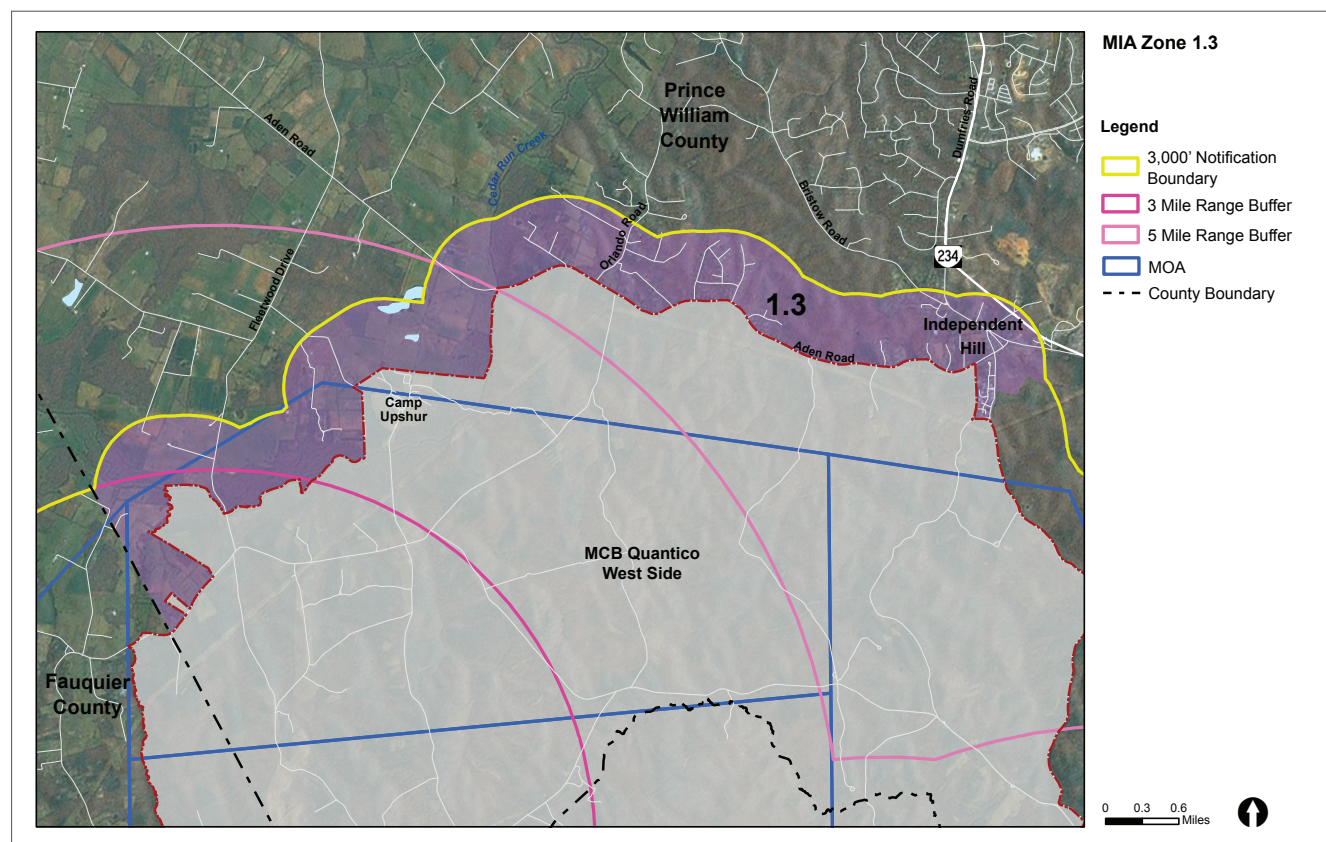
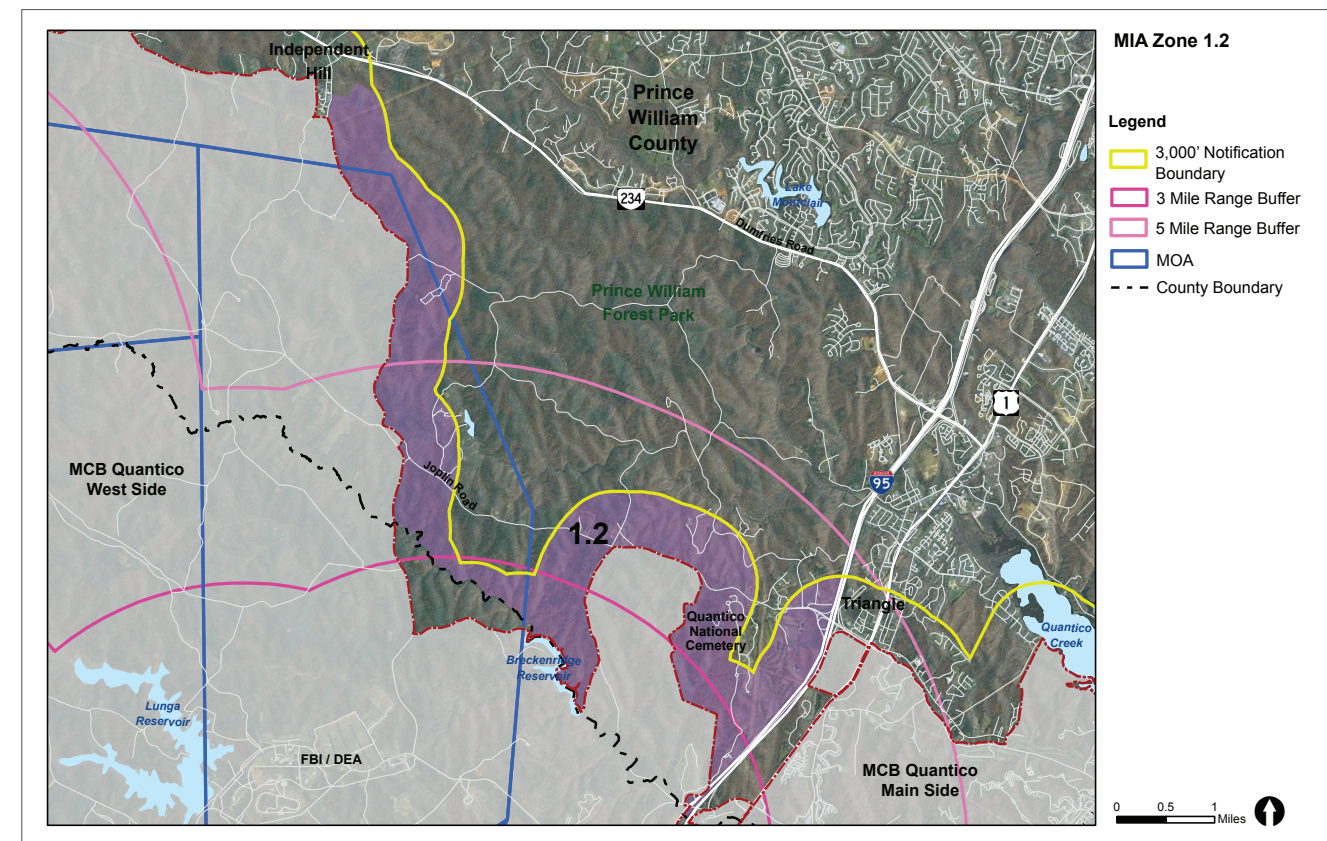
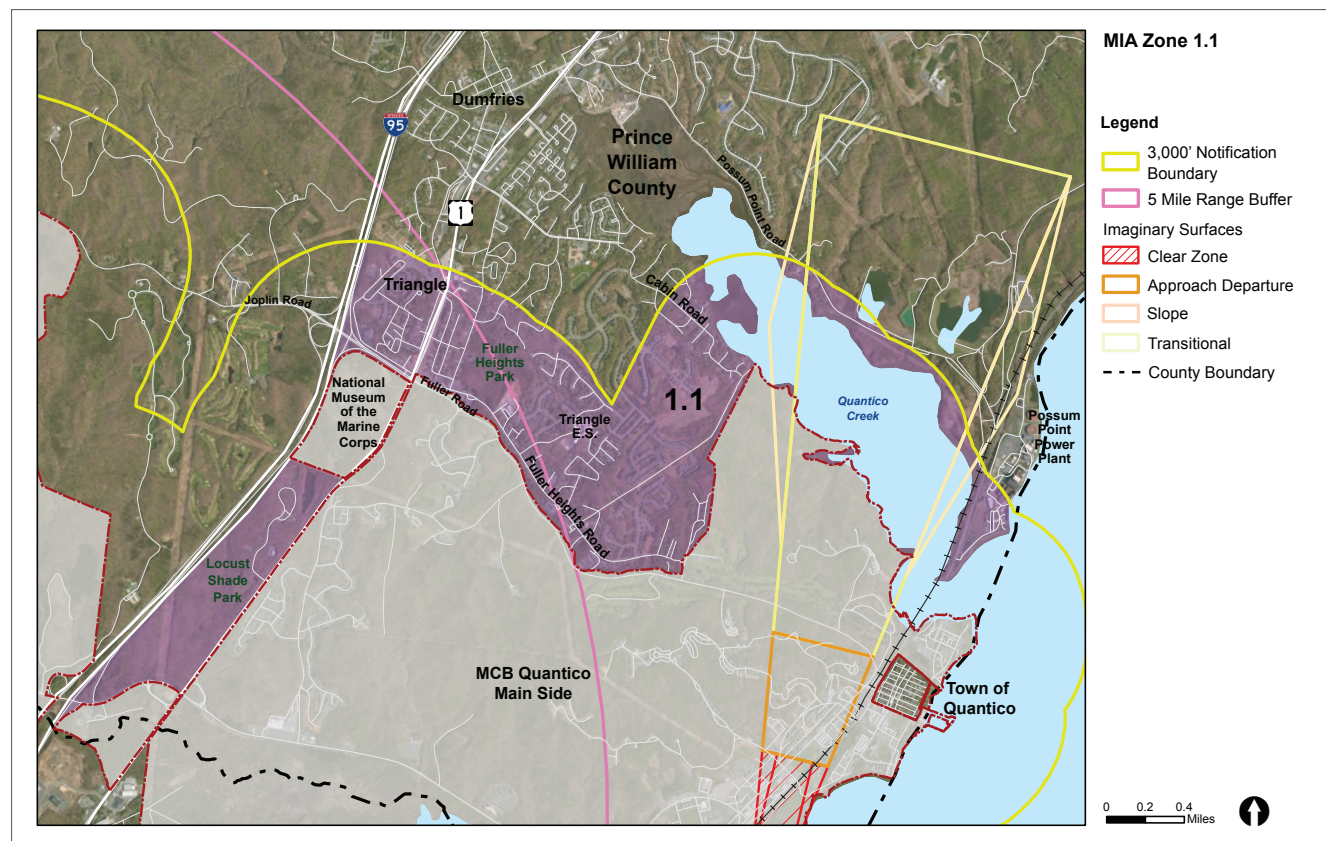


Figure 5.3 MIA Zones, Prince William County and Fauquier County
 Sources: Counties of Fauquier and Prince William, MCB Quantico, 2013

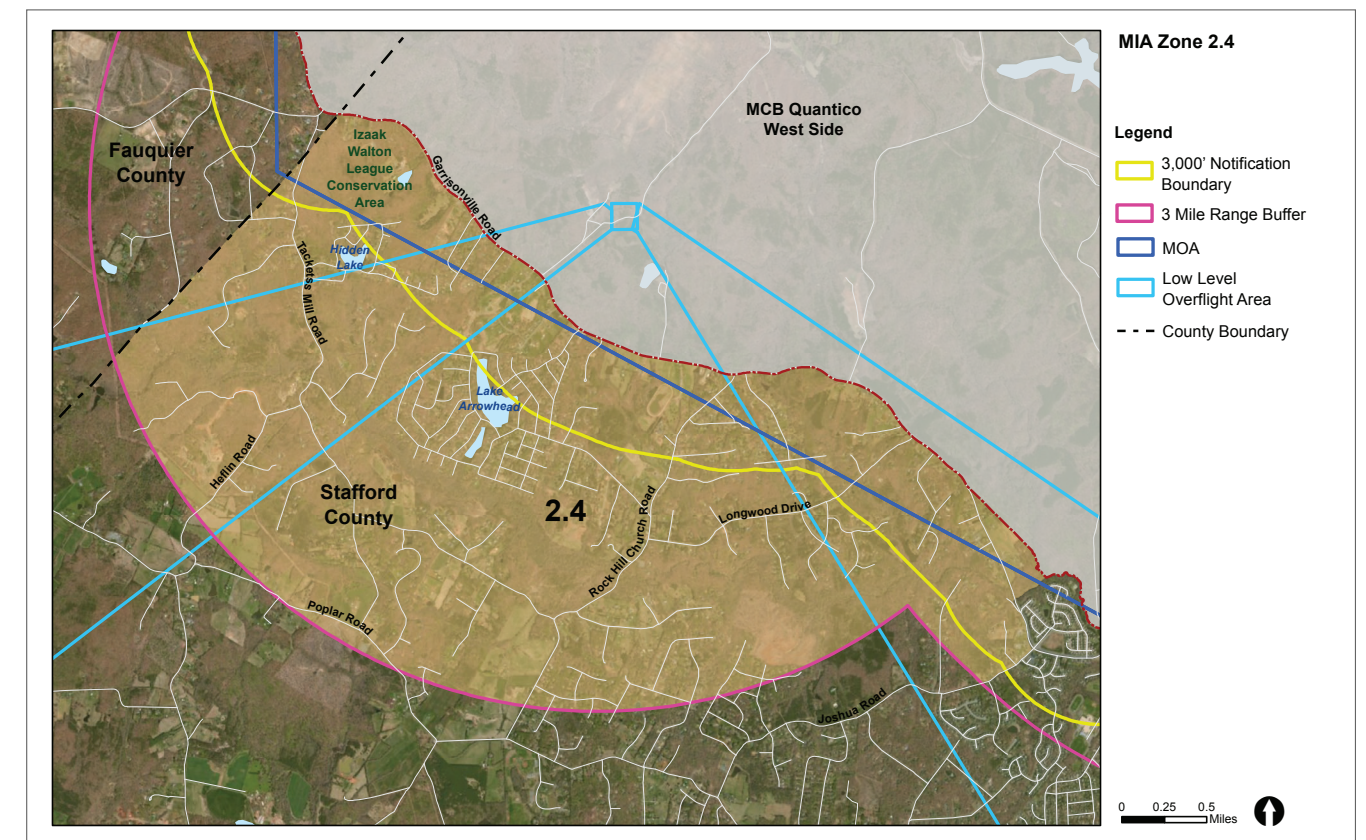
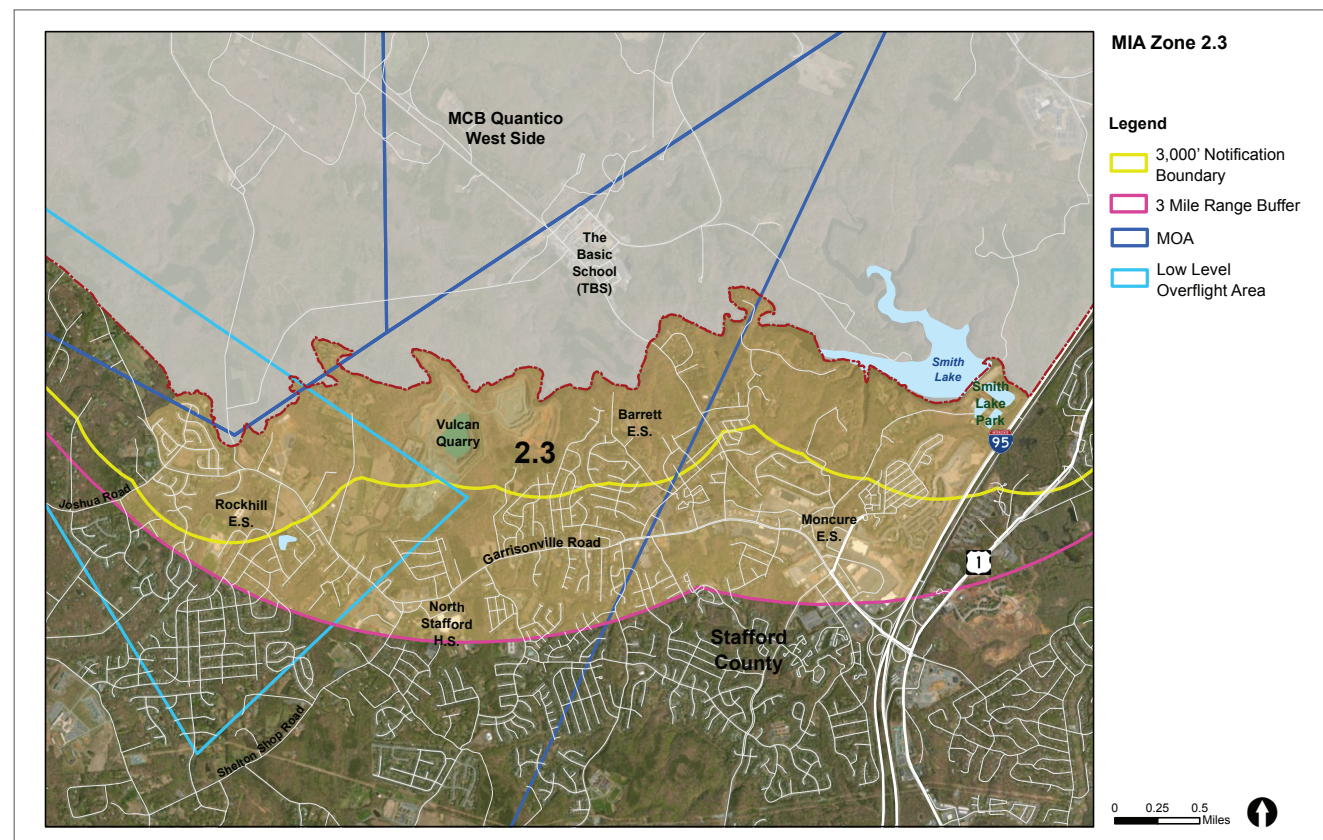
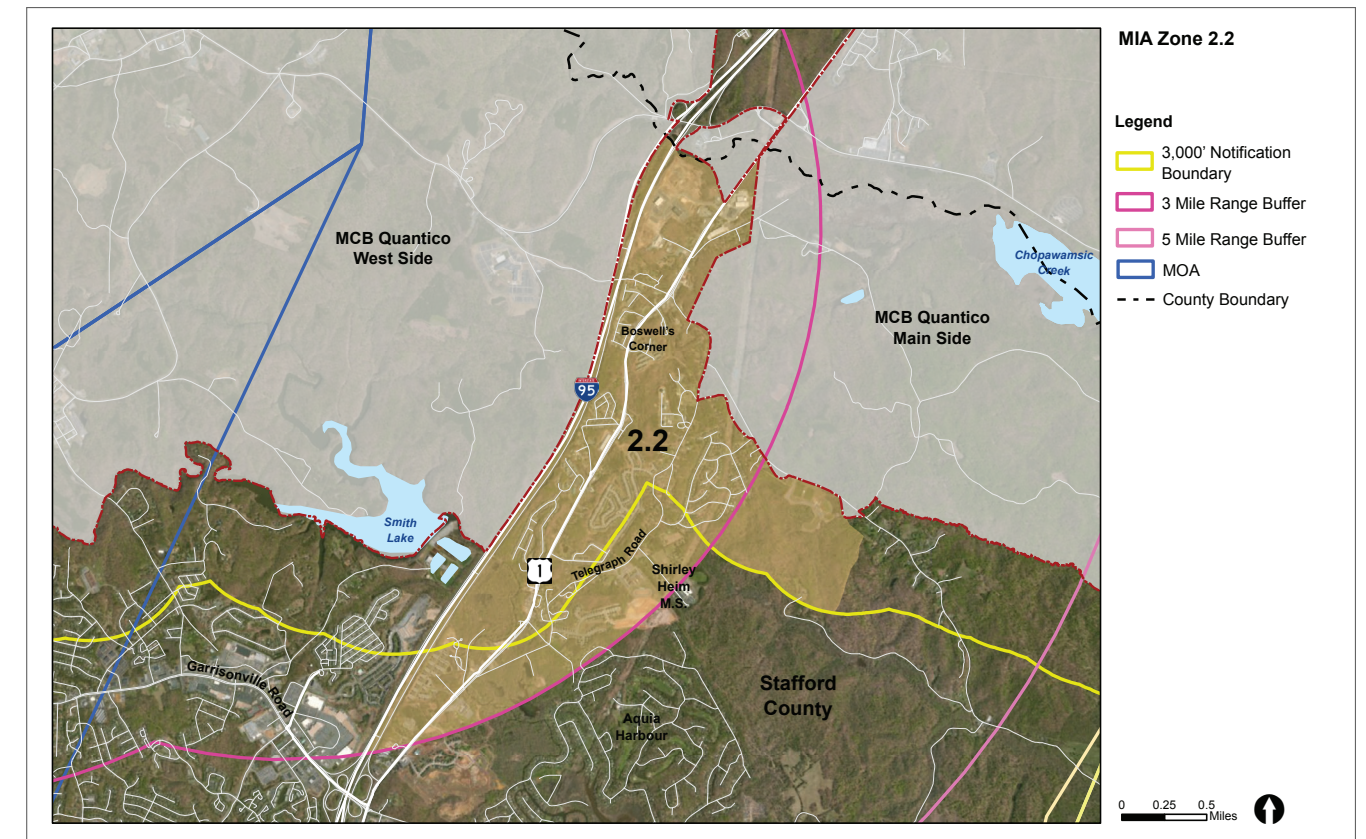
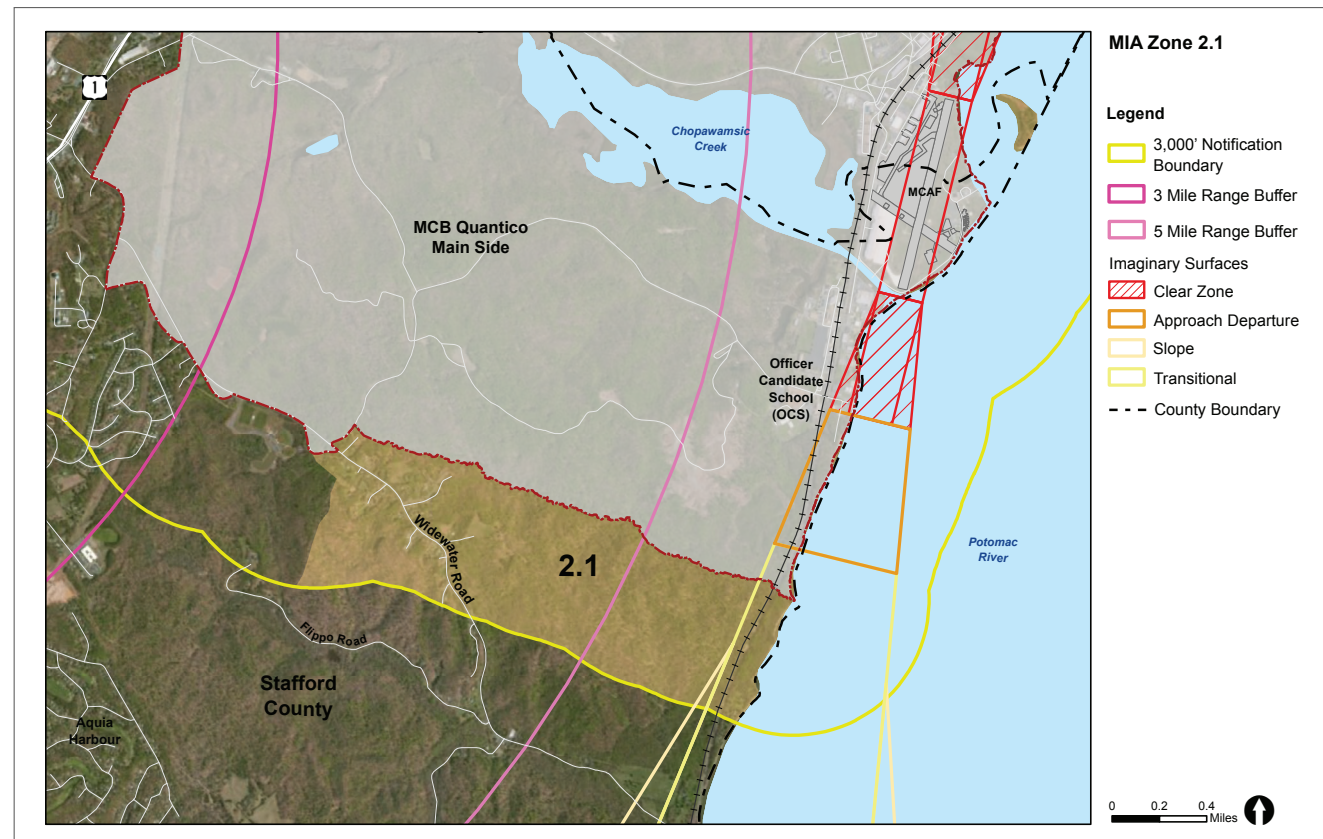


Figure 5.4 MIA Zones, Stafford County
 Sources: Counties of Fauquier and Prince William, MCB Quantico, 2013

Chapter 6

Implementation Plan

Based on feedback received from the Policy Committee, Technical Advisory Group and the public, this chapter establishes a set of recommended actions to promote land use compatibility and strengthen coordination among the JLUS partners. While there is a level of current coordination among some jurisdictions and the base regarding development review, there is not a consistent approach in dealing with compatibility issues inside and outside the fence. The JLUS process has revealed opportunities to define and strengthen communication procedures, coordinate on infrastructure and planning interests, facilitate economic development opportunities, promote transportation improvements, and expand local planning authority through state codes that would provide localities additional tools for mitigating potential land use incompatibilities associated with military operations.

Recommendation Guidelines

The recommendations within the Implementation Plan are intended to strengthen the capacity of the counties, MCB Quantico, stakeholders, and the public by promoting a realistic and coordinated approach to planning and development around the base. The recommendations seek to balance the different needs of all stakeholders. The following guidelines influenced the development and refinement of recommendations:

- Virginia is a Dillon Rule state and as such local governments only have powers conferred on them by the Virginia General Assembly. In some cases new enabling legislation is recommended to allow jurisdictions the opportunity to consider potential measures to improve compatibility.
- Recommendations have been identified for a specific area around the base referred to as the Military Influence Area. Not all recommendations apply to all localities; certain recommendations will only apply to a limited number of parties due to proximity to the base.
- The recommendations are non-binding and result from the cooperative planning effort involved in producing this JLUS. They may apply to all the JLUS partners, collectively, or to only 1 or 2 of them, as specified. Following the JLUS, each jurisdiction will need to go through a standard planning process, similar to preparing a Comprehensive Plan Amendment or special area plan, to review and adopt the recommendations it decides to pursue. The Marines Corps will also have an internal process to complete before these recommendations are adopted. This is the standard JLUS process and typically used for similar studies prepared for military communities around the country.

6.1 Implementation Plan Organization

Each of the JLUS partners will play a critical role in the effective implementation of recommendations. The Implementation Plan provides a realistic road map for addressing the issues and concerns of the JLUS partners in a coordinated approach.

Recommendation Categories

The Implementation Plan is organized into eight sections representing eight different types of recommendations. Each section begins with an introduction to the recommendation category, an overview of tools used by other JLUS communities, a case study of a military-community initiative, and a list of the recommendations included in the MCB Quantico JLUS.

1. **Coordination (CO)** includes recommendations that facilitate coordination between MCB Quantico and the localities.
2. **Communication (CM)** outlines communication efforts the JLUS partners can undertake to improve the dissemination of military and locality information.
3. **Military Operations (MO)** describes recommendations related to changes in military operations the base may be able to pursue to define the impact of operations on surrounding communities and to reduce the impact.
4. **Transportation Systems (TS)** outlines recommendations the JLUS partners can jointly pursue to improve transportation in the region.
5. **Utility / Municipal Services (UM)** includes utility initiatives that impact the base and the localities.
6. **Virginia Legislative Initiatives (VL)** describes legislative changes that are needed to enable the localities to implement additional recommendations.
7. **Community Development/Planning (CD)** outlines changes the localities could make to their comprehensive plans to encourage compatible development near the installation.
8. **Environmental / Conservation / Open Space (EC)** indicates joint efforts the JLUS partners can undertake to conserve open space, forest, and agricultural lands, and to address stormwater issues.

Recommendation Structure

The recommendations in each category include the following components:

- **Category Number:** Designates the two-letter recommendation category and the sequential number within the category.
- **Purpose:** Provides greater detail of the recommendation.
- **Military Influence Area Zones:** Indicates the MIA Zones within which the recommendation applies.
- **Lead Organization:** Proposes the best organization to lead the implementation of the recommendation.
- **Participating Partners:** Identifies the most appropriate JLUS partners and outside agencies to participate in the implementation of the recommendation.
- **Action Steps:** Identifies immediate next steps to initiate the recommendation.
- **Timeframe:** Identifies when the proposed recommendation would best be initiated using one of three timeframe categories:
 - Short-term: Less than two years
 - Mid-term: Between two and five years
 - Long-term: More than five years

Priority Recommendations

The most critical, short-term recommendations are highlighted in this chapter with a double asterisk (**) and listed in Table 6.1. Detailed descriptions of the priority recommendations are in the respective sections. Though not ranked in order of priority, these eight actions 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.

Table 6.1 Priority Recommendations

Recommendation	Lead Organization	Participating Partners	See Page
Recommendation 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	Page 78
Recommendation CO.3 Establish mutual notification procedures for new development proposals in Military Influence Area Zones 1-4.	JLUS Counties, Town of Quantico	MCB Quantico	Page 78
Recommendation 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	Page 80
Recommendation 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		Page 83
Recommendation TS.1 Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.	MCB Quantico	JLUS Counties	Page 86
Recommendation 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	Page 86
Recommendation 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	Page 89
Recommendation 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	Page 90



6.2 Coordination (CO)

The goal of the recommendations included in the coordination section is to improve coordination between jurisdictions and MCB Quantico to foster strong partnerships and open communication. There are several tools the JLUS partners can utilize to improve coordination among the military and communities to ensure local planners and decision-makers inside and outside the base can make more informed decisions.

Tools

Ongoing Implementation Body

Multi-jurisdictional and multi-agency collaborations are often more effective when led by a single entity. An additional step in coordination that can be pursued is for the military and community JLUS partners to form an ongoing implementation body or committee that meets on a regularly scheduled basis to share information on mission or land use changes, monitor implementation progress, and revisit longer-term compatibility strategies as conditions warrant. The members of the implementation body, or

committee, should include local decision-makers and the commanding officer of the military installation. Some communities also decide to include representatives from utility providers, private sector developers, business groups, neighborhood groups, or landowners. A Memorandum of Understanding (MOU) or a Charter (described below) can address protocols for communication and information exchange.

The MCB Quantico JLUS recommends using the existing Quantico Regional Executive Steering Committee (QRESC) and Quantico Regional Planning Team (QRPT) as the mechanism to ensure continued dialogue and implementation of JLUS actions. This community-base liaison structure was established in 2009 following the BRAC legislation re-locating a number of new tenants to MCB Quantico and substantially increasing the base population. The QRESC/QRPT presents a logical implementation body to carry forward the recommendations resulting from this JLUS.

Memorandum of Understanding / Charter
Study area partners can sign an MOU or a charter, which is essentially an agreement

Communication : Precedents

Naval Air Station Fort Worth Joint Reserve Base (Texas)

The NAS Fort Worth Joint Reserve Base JLUS established a Regional Coordination Committee (RCC) to address land use compatibility issues following the JLUS planning effort. The RCC set up a communication and information sharing website (Development Review Web Tool) that meets state law consultation requirements; provides voluntary peer review process; establishes a clearinghouse to discuss various project types including parcel-specific zoning changes, height obstructions, site plan applications, etc. System users include the RCC, NAS Fort Worth JRB and Council of Governments staff.

City of Virginia Beach and NAS Oceana (Virginia)

Following the NAS Oceana JLUS effort, the City of Virginia Beach and NAS Oceana established a MOU establishing the procedures for joint review of proposed development within the NAS Oceana AICUZ footprint. The MOU established a committee of Navy and City staff to work together at the early stages of the development review process and present findings to the Planning Commission and City Council in a timely manner as part of the development application/review/approval process.

Joint Base McGuire-Dix-Lakehurst (New Jersey)

Following completion of the JLUS, Joint Base MDL and the 12 jurisdictions surrounding the base signed a MOU to jointly work together to implement the recommendations included in the JLUS. The Joint Base and Burlington and Ocean Counties later on signed a Cooperative Agreement to pursue preservation of farmland around the base using DoD's REPI program.

that establishes formal procedures for communication and collaboration among multiple stakeholders. Governing bodies of the participating communities and public agencies must take legal action, such as board or council approval, before an agreement would become effective. An MOU can take many forms and cover a number of key areas which would be determined by the signatories of the MOU during a collaborative process. The MOU often identifies primary points of contact for each stakeholder, actions appropriate for consultation along with roles and responsibilities of all signatories.

The MCB Quantico JLUS partners already have a charter that was approved by all localities and the base to establish the QRESC and the QRPT (see Appendix A.2 and A.3). The MCB Quantico JLUS recommends amending these charters to formally allow the QRESC and the QRPT to follow-up with implementation of the recommendations in the JLUS. Confirming the appropriate membership on the QRESC and QRPT to potentially include other parties should also be recognized in the charter for each respective group.

Development Project Reviews

The Virginia State Code, Section 15.2-2211 (see Appendix) was amended in March 2013 to include a statement that the planning commission of any locality shall consult with the installation commander of any military installation that will be affected by potential development within the locality so as to reasonably protect the military installation against adverse effects that might be caused by the development. The Code section requires written notices for proposed comprehensive plans, comprehensive plan amendments, zoning changes and special use permits within 3,000 feet of the military installation to be submitted to the base commander for review and comment 30 days before public hearings on these projects.

The MCB Quantico JLUS recommends establishing a process for coordinated reviews of development proposals within the defined MIA. The details of these

review requirements have not been defined by either the base or in any of these jurisdictions since this legislation was passed earlier this year although similar processes have been in place for some time. Also, the informal notification process does not necessarily include development or capital projects undertaken by other county departments besides the Planning Department, such as the School Department, the Department of Parks and Recreation, and the Public Works Department. Both public and private sector projects within this 3,000 foot notification area should be included in the review process to minimize incompatible development to the degree possible adjacent to the base boundaries.

County/Installation Plans

Comprehensive Plans or Area Plans can shape compatible development patterns around a military installation by establishing a specific framework for future land uses and designating areas suitable for growth. Local communities update their plans through a public process. Military base planning efforts are not subject to public process requirements and factors related to operational security complicate the military's ability to carry out a fully transparent process. Despite these differences, both local and military planners and corresponding planning processes would benefit from a more integrated approach to planning that considers the concerns and objectives of both parties early-on in the planning process so that policies and recommendations can be more informed. Waiting until a draft plan is under public review or an installation plan is adopted is much less effective at addressing areas of mutual concern. Capital improvement planning or infrastructure expansion plans for water, sewer or broadband, as well as transportation facilities, will have direct implications on growth patterns and are another example where regional, local, and military planners should collaborate. In addition to more inclusive planning processes, an effective strategy is for local governments to recognize a Military Influence or Impact Area within a comprehensive or area

The previously established QRESC and QRPT will serve as base-community coordinating committees to help implement the JLUS recommendations.

plan. By doing so, the plan can encourage collaboration between the local government and military installation and include policies that promote compatible development, including communication and coordination procedures and land use and infrastructure development policies.

The base is currently updating its Master Plan and preparing a Transportation Management Plan (TMP) and will share draft versions of these plans with the localities to solicit comments and review. Prior to this, MCB Quantico had not included the localities in the review of on-base planning documents. Reciprocally, the jurisdictions should include MCB Quantico representatives as stakeholders in their respective comprehensive planning processes to gain input from the base on planning proposals as they're developed. The MCB Quantico JLUS recommends that the base and the localities establish formal processes to include each other in plan and project review.

Recommendations

Recommendation 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.

Purpose 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.

Lead Organization QRESC/QRPT

Participating Partners All JLUS Partners

Actions Steps

- No action required

Timeframe Ongoing

****Recommendation CO.2** Update the QRESC and QRPT Charters to formalize joint consultation procedures among the JLUS partners for the long-term.

Purpose 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.

Lead Organization QRESC/QRPT

Participating Partners All JLUS Partners

Actions Steps

- Amend the Charters to include language recognizing a joint effort to oversee implementation of the JLUS recommendations
- Review membership on the committees and amend the Charters accordingly
- Review dates, time and locations for QRESC and QRPT meetings as stated in the Charters and amend as needed
- Sign the revised Charters to continue the consultation process included in the JLUS

Timeframe Short-term

****Recommendation CO.3** Establish mutual notification procedures for new development proposals in Military Influence Area Zones 1-4.

Purpose 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 (See Appendix A.8 through A.12).

Lead Organization JLUS Counties, Town of Quantico

Participating Partners MCB Quantico

Actions Steps

- Formalize consultation procedures to obtain base input on all development projects within the defined MIA
- Specifically, define which types of projects the localities will require base consultation (e.g., plan changes, re-zonings, subdivision reviews, etc.)
- Seek input from the base and consider the input in decision-making processes as required by the Virginia State Code
- Base provides written input on proposals within the required timeframes

Timeframe Short-term

Recommendation CO.4 Incorporate mutual planning process where MCB Quantico and localities can participate in respective planning processes.

Purpose 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.

Lead Organization JLUS Counties, MCB Quantico

Participating Partners All JLUS Partners

Actions Steps

- Exchange information about upcoming infrastructure studies and plans
- 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
- Involve utilities and public works personnel in discussions

Timeframe Mid-term

Recommendation 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).

Purpose 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.

Lead Organization QRESC/QRPT

Participating Partners All JLUS Partners

Actions Steps

- 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

Timeframe Mid-term

Recommendation 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 Recommendation CO.1), involving regional and local agencies and organizations as appropriate.

Purpose 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.

Lead Organization QRESC/QRPT

Participating Partners All JLUS Partners

Actions Steps

- Convene a sub-committee of the QRPT dedicated to environmental issues
- Seek input from local environmental organizations or governmental agencies to develop priorities and appropriate consultation topics
- Develop a list of regional strategies the group can jointly implement to improve environmental quality

Timeframe Mid-term



The MCB Quantico PAO will play a major role in implementing communication-related recommendations.

6.3 Communication (CM)

The goal of the recommendations included in the communication section is to facilitate communication between jurisdictions and MCB Quantico to foster strong partnerships and an open dialogue on a continual basis. There are several tools the JLUS partners can utilize to increase awareness of military operations and to ensure residents, developers, businesses, and local decision-makers have adequate information about military operations and potential impacts on, and from, nearby communities.

Tools

General Outreach Materials

While educating the community about general issues is critical, JLUS partners should also continue to develop mechanisms to inform property owners about the military mission, operational impacts and any land use or development restrictions or requirements. There are a number of options available – town, county and installation websites, newspaper articles, brochures, information workshops, etc., to convey information. Public service announcements and joint press events and briefings can also help ensure the military has a visible role in the community and that the community supports the installation. Outreach materials that help explain the military operations and noise impacts and improved procedures for

notification regarding pending operations that could create higher than usual noise levels will help ensure an informed citizenry.

The MCB Quantico JLUS identifies several recommendations to improve and expand upon existing communication procedures among local jurisdictions, the base, landowners and the public. The Public Affairs Office (PAO) at MCB Quantico is responsible for developing an internal communication plan and will play a major role in implementing a number of the recommendations. Opportunities to educate the community about the military's mission can also occur through tours and events held on-base.

Recommendations

Recommendation CM.1 Continue and expand range operations notification to as many outlets as possible to inform residents of expected noise and aviation impacts.

Purpose Expand notifications to more media outlets and provide on a regular basis to ensure awareness of potentially disruptive training activities.

Lead Organization MCB Quantico

Participating Partners All JLUS Partners

Actions Steps

- Base PAO to define additional media and social network outlets for notifications
- Develop template for notices defining information elements
- Localities to include notices on websites and social media venues
- Seek feedback on effectiveness of notifications from localities and public (during surveys or other feedback mechanisms)

Timeframe Ongoing

****Recommendation 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.

Purpose Better tracking of complaints/comments can provide data to potentially

Coordination : Precedents

South Sound Military and Communities Partnership (Joint Base Lewis-McChord, Washington)

The Partnership develops communication materials, hosts a website, and coordinates communication between stakeholder groups. The Partnership sponsors a survey of the military/civilian population on base every two years to gain data for the installations and localities to use in planning efforts.

City of Virginia Beach (NAS Oceana)

The Oceana Land Use Conformity Committee consisting of City and base representatives and private citizens established a website - www.YesOceana.com - that helps communicate progress in acquiring properties and relocating incompatible land uses from the NAS Oceana APZ 1/Clear Zones.

adjust procedures to further mitigate complaints.

Lead Organization MCB Quantico

Participating Partners MCB Quantico, FBI, DEA, Other Tenants Using Ranges

Actions Steps

- Review current procedures used by the PAO to record comments and complaints received at the base
- Work with Range Operations to correlate comments with training schedules
- 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

Timeframe Short-term

Recommendation 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.

Purpose Expands local understanding of the base's mission and importance both regionally and nationally.

Lead Organization MCB Quantico

Participating Partners All JLUS Partners

Actions Steps

- When appropriate, regularly hold tours for community leaders, particularly after election cycles, to demonstrate ordnance and weapons training and air operations at the base
- 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

Timeframe Mid-term

Recommendation CM.4 Support advocacy groups (e.g., local chambers of commerce and regional military 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.

Purpose The Fredericksburg Chamber Military Affairs Council (MAC), Quantico-

Belvoir Regional Business Alliance (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.

Lead Organization QRESC/QRPT

Participating Partners JLUS Counties, Fredericksburg MAC, Quantico-Belvoir RBA, local Chambers of Commerce

Actions Steps

- 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 MCBQ employees and residents off-base

Timeframe Ongoing

Recommendation 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.

Purpose 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.

Lead Organizations JLUS Counties

Participating Partners All JLUS Partners

Actions Steps

- Update community websites with links to the base key personnel contact information and noise reporting procedures
- Update base website with locality links, noise impacts, and complaint procedures and contacts

Timeframe Ongoing



6.4 Military Operations (MO)

The goal of the recommendations included in the military operations section is to identify potential revisions to military operations (without affecting training missions) to reduce impacts on local communities. Military installations provide the infrastructure and support services to train, equip, deploy and ensure readiness of the U.S. Armed Forces. They serve as a center of operations and each installation has unique mission requirements that influence the types of operations that take place on base. Similar to local governments, the military has a number of tools that can aid in helping to mitigate operational impacts on local communities. Many military installations already participate in programs such as noise complaint management and noise reporting and others have modified operational procedures in balance with maintaining mission requirements. The tools described below reflect those most relevant for the understood operating context of MCB Quantico.

Tools

Range Compatibility Use Zones Study

A Range Compatibility Use Zones (RCUZ) Study is typically prepared for all installations with ordnance and explosive ranges and addresses compatibility between existing and proposed land uses off base and operations on base. For Navy and Marine Corps bases, the study is prepared in accordance with OPNAV Instruction 3550.1, Range Air Installations Compatibility Use Zones Program. The study provides a description of range and airspace operations, noise and safety analyses based on current and projected operations, a compatibility analysis based on DoD land use guidelines, and recommendations to implement the RCUZ. The RCUZ for MCB Quantico was prepared in 2006 and shared with each of the JLUS jurisdictions to help coordinate compatibility recommendations. At that time and as described in Chapter 4, the document was prepared based on 2004 operations, projected to 2009. (An update of the RCUZ study based on current operations is recommended below.) The noise and safety parameters documented in the existing RCUZ provide the framework for the Military Influence Area analysis included in this JLUS.

Marine Corps Air Facility AICUZ Study

An Air Installation Compatibility Use Zones (AICUZ) Study Update was prepared for the MCAF in 2009. This document examines planning parameters related to aircraft operations, noise and safety and, like the RCUZ Study, provides recommendations to promote compatible land use surrounding the airfield. The structure of the AICUZ study is the same as described above for the RCUZ. The 2009 Update addresses noise and safety parameters associated with current aircraft stationed at MCB Quantico's MCAF Turner Field, as well as proposed aircraft to be stationed at MCAF up to approximately 2020. The AICUZ footprint documented in this study was an essential component of the compatibility analysis included in this study.

Military Operations : Precedents

Fort Benning (Georgia)

Fort Benning is a large (182,000 acre) Army training base near the city of Columbus in western Georgia. The base has adopted a "Fly Neighborly Program" to reduce noise impacts on the local community from helicopter training operations. Through this program, information on ascent and descent angles, power settings and turn radii most likely to generate high noise levels are provided to pilots as part of their pre-flight training program. Also, no-fly areas have been established over noise-sensitive areas, and flight control procedures established to avoid or reduce noise impacts.

Naval Air Station (NAS) Oceana, (Virginia)

A JLUS was prepared for NAS Oceana in 2005. During this planning effort, a number of operational changes were adopted by the Navy to reduce noise impacts on the surrounding community. These included measures such as raising flight altitudes to reduce noise, establishing flight routes over the Atlantic Ocean and an adjacent military area (Camp Pendleton) vs. civilian developed areas, restricting afterburner use in certain areas, expanding the base web site with more timely training schedule information, and updating procedures to record and respond to complaints resulting from jet training and noise impacts on local residents.

Encroachment Control Plan

An Encroachment Control Plan (ECP) is an internal document prepared by Navy and Marine Corps installations to address encroachment challenges facing their bases and provide management-level strategies to mitigate any issues potentially affecting the base mission. The ECP is prepared in accordance with Marine Corps Order 11011.22B, Policies and Procedures for Encroachment Control Management. An ECP was prepared for MCB Quantico in 2013 and is a current assessment of the encroachment challenges facing the base. This document is prepared as an internal document (For Official Use Only) to educate base leadership on outside challenges so they are better equipped to address these challenges in a public setting, or through follow-on studies like this JLUS that involve the local communities. Through this program, DoD has recognized the potential impact of encroachment on military missions and established a process to provide its leaders with the tools to proactively address these challenges.

Integrated Land Use Plan

The MCB Quantico Integrated Land Use Plan (2012) was described in Chapter 4. This document provides the direction for long-term, future development at MCB Quantico. It addresses internal encroachment, as well as outside pressures affecting physical development patterns on base.

Master Plan and Transportation Management Plan

The Base Master Plan and Transportation Management Plan are the foundation planning documents prepared in accordance with DoD's Installation Master Planning and Transportation Management Planning instructions. Respectively, these documents address facility improvements and transportation improvement over a 10-20 year timeframe. Since MCB Quantico is located in the National Capital Region (NCR), these documents undergo a review process with the National Capital Planning Commission (NCPC) required for all federal agencies in the NCR. The Master Plan and TMP are currently being prepared for MCB

Quantico and will document all internal improvements that could have impacts on the surrounding external community.

Integrated Natural Resource Management Plan (INRMP)

MCB Quantico adopted its Integrated Natural Resource Management Plan in 2006. The INRMP documents efforts to protect and enhance natural resources on base. The primary objective is to provide a proactive plan to guide the base in achieving natural resource management goals, mission requirements, and compliance with all applicable environmental regulations and policies. The INRMP is updated every five years and outlines an ecosystem level management approach while supporting the military mission. The MCB Quantico INRMP is currently under revision and is expected to be reissued in 2014.

Recommendations

****Recommendation 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.

Purpose 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. This is important for MCB Quantico as current and updated noise data is needed for the appropriate community response included in a number of recommendations below.

Lead Organization MCB Quantico

Actions Steps

- Seek funding to update the RCUZ
- Include noise modeling for peak impulse noise events in the updated RCUZ
- Within the QRESC/QRPT structure, review the JLUS recommendations and make adjustments as appropriate in response to the RCUZ conclusions and noise modeling results

Timeframe Short-term

Recommendation 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.

Purpose The MOA extends from Prince William County to Culpeper County affecting four 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.

Lead Organization MCB Quantico

Actions Steps

- As part of the RCUZ update process (see Recommendation MO.1), evaluate the existing and projected training requirements for the MOA
- Within the QRESC/QRPT structure, review the JLUS recommendations and make adjustments as appropriate in response to the study result

Timeframe Mid-term

Recommendation MO.3 Pursue funding or other options as available to provide an on-base ordnance route to reduce the safety impacts of transporting military ordnance and personnel off-base on civilian roads.

Purpose Coordination between the base and county to construct an on-base ordnance route will alleviate safety issues and traffic congestion on off-base roads (Route 610 in Stafford County and Route 612 in Fauquier 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 options for producing a cost effective alternative are not available.

Lead Organization MCB Quantico

Participating Partners Stafford County, Fauquier County, Congressional delegation

Actions Steps

- Update preliminary siting for on-base ordnance route based on current and projected range use and locations
- Develop Military Construction (MILCON) funding documentation and program this project in an upcoming MILCON cycle

Timeframe Long-term

6.5 Transportation Systems (TS)

The goal of the recommendations included in the transportation section is to cooperate on local infrastructure projects to enhance transportation and traffic conditions in the area surrounding MCB Quantico. With over 20,000 people commuting to and from the base every day, the Marine base itself is a major traffic generator affecting the local road system on a daily basis. As mentioned previously, the area is also one of the fastest growing parts of the state with both interstate, state and local roads suffering from congestion, not just during the rush hours but almost on a 24/7 basis. A number of projects are underway and planned to address these congestion issues, including the I-95 Express (HOV/HOT) Lanes and commuter lot improvements now under construction, Route 1 expansion plans, Telegraph and Garrisonville Road improvements, Fuller and Russell Road gate and intersection improvements, and a number of other projects planned throughout the three jurisdiction area

(see Chapter 3). In addition, transit as well as bicycle/pedestrian improvements are being discussed that are important components in mitigating vehicular traffic by providing increased opportunity to use other transportation modes. For the MCB Quantico JLUS, this issue was the single biggest concern for citizens living near the base, as documented in the interview discussions and public meetings held during the course of the project.

Tools

Surveys

Oftentimes, localities have trouble collecting data about individuals who live and work on military installations to aid in developing transportation projects. With over 25,000 residents and employees on MCB Quantico, the localities may benefit from surveys initiated by the Base Commander to understand base population travel patterns. Surveys of the on-base population can help localities and the base to jointly plan and seek funding for regional transportation improvements. As part of the



Traffic was one of the most important compatibility issues identified by public citizens attending the JLUS meetings.

Transportation : Precedents

South Sound Military and Communities Partnership (Joint Base Lewis-McChord, Washington)

The partnership developed a survey for the base population to develop an understanding of the population's housing, education, transportations, and other supports needs. Using this data and additional data, the partnership projected future population and impact on infrastructure. This data and a regional approach to transportation projects, helped the partnership – representing 6 cities/townships, 2 counties, a native tribe, educational institutions, nonprofits, corporations, and other organizations – surrounding Joint Base Lewis-McChord secure over \$168 million in transportation funding from the state and federal governments since 2009.

Joint Base McGuire-Dix-Lakehurst (New Jersey)

As a follow-on study to the JB MDL JLUS, a Regional Transportation Mobility Study was funded by OEA to assess current and future transportation issues within five miles of the base. The study incorporated anticipated military mission growth and population growth in adjacent localities to identify road segments and intersections for future improvements.

Fort Belvoir (Fairfax, Virginia)

Fort Belvoir has undertaken a number of transportation initiatives since BRAC 2005. These include: road and gate improvements on the Route 1 corridor; a focus on walkable community development on-base; additional on & off-base bus service (using the Fairfax Connector); connector buses during rush hours to the nearest Metro and VRE stations; construction of additional bike lanes, sidewalks and other pedestrian facilities on base and in the surrounding area; and establishment of a Transportation Management Plan (TMP) Coordinator to promote rideshare and carpooling programs, use of transit programs, and other alternative commuting programs.

Transportation Management Plan, a survey of the commuting patterns of MCB Quantico population was conducted in June-July 2012. This survey informed base planners as they developed the TMP. This type of data can become dated rather quickly, therefore the survey should be conducted every one to two years to maintain accuracy.

Regional Transportation Studies

The three counties surrounding MCB Quantico fall within three different Planning District Commissions and two different Municipal Planning Organizations. Since the MCB Quantico region does not squarely fall within the purview of one existing regional planning entity, it may become necessary to develop a regional transportation planning study for MCB Quantico and adjacent counties. This study can help the JLUS partners develop a wholistic transportation planning strategy that addresses identified existing and projected future congestion problems.

Transportation Improvements

Transportation improvement projects located along base-county boundaries should be carefully coordinated and planned to account for on-base and off-base travel patterns. When a transportation improvement project is planned near a base-county boundary, both parties should be involved in the development of the planning, design, and construction of the project. Early coordination can help address unanticipated conflicts and potentially assist in gathering funding for projects.

Recommendations

****Recommendation TS.1** Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.

Purpose The MCB Quantico TMP is currently being prepared which analyzes traffic conditions on base and provides recommendations for both physical improvements and alternative commuting programs. Jurisdiction review and input could help promote potential commuting

alternatives and other improvements being considered by the base.

Lead Organization MCB Quantico

Participating Partners JLUS Counties

Actions Steps

- Issue the TMP draft to Prince William, Stafford, and Fauquier Counties for review when the draft is submitted to the National Capital Planning Commission
- The counties should provide reviews and comments on a timely basis

Timeframe Short-term

****Recommendation 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.

Purpose Gate and intersection improvements are needed at the Joplin Road/Fuller Road/Fuller Heights Road Intersections and Fuller Gate to improve traffic flow and Route 1 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.

Lead Organization MCB Quantico

Participating Partners MCB Quantico, Naval Facilities Engineering Command (NAVFAC), Prince William County, VDOT

Actions Steps

- Involve Prince William County in the MCB Quantico re-design discussions related to the Fuller Road and Fuller Gate improvements

Timeframe Short-term

Recommendation TS.3 Jointly work together to provide additional rights-of-way for Route 1 widening and Russell Road ramps.

Purpose Additional land is required adjacent to Route 1 to allow for planned expansion. Cooperation is needed between NAVFAC, MCB Quantico, Stafford County, Prince William County and VDOT to resolve design, land ownership and funding issues associated with proposed improvements.

Lead Organization NAVFAC

Participating Partners Prince William & Stafford Counties, MCB Quantico, VDOT

Actions Steps

- Identify additional right-of-way (ROW) required for Route 1 expansion
- Establish a preliminary agreement for real estate transfers between the base and Stafford and Prince William Counties to provide ROW needed for the road and intersection expansion

Timeframe Mid-term

Recommendation TS.4 Using the QRESC/QRPT structure, cooperatively work together to analyze and review other road and transportation improvements affecting traffic around MCB Quantico.

Purpose Implement road improvements over time that will reduce traffic congestion in the vicinity of MCB Quantico, particularly during rush hour.

Lead Organization QRESC/QRPT

Participating Partners JLUS Counties, Metropolitan Washington Council of Governments (MWCOG), Northern Virginia Regional Commission (NVRC), George Washington Regional Commission (GWRC), VDOT

Actions Steps

- Through the QRESC/QRPT structure, road and intersection improvements should be discussed on a regular basis to help coordinate improvements among all affected parties

Timeframe Ongoing

Recommendation 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.

Purpose 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 CSX ROW will be affected, as well as expanded parking options and bicycle/pedestrian access for commuters, requiring coordination and

cooperation among all parties to minimize impacts.

Lead Organization VRE/CSX

Participating Partners MCB Quantico, Prince William & Stafford Counties, Town of Quantico, AMTRAK

Actions Steps

- Through the QRESC/QRPT structure, assign representatives or participate in ongoing planning efforts for the 3rd rail expansion through MCB Quantico
- Maintain / expand shuttle service to base employment centers from the VRE commuter lot at Quantico as funding and staffing are available

Timeframe Mid-term

Recommendation TS.6 Coordinate with regional and local agencies to promote carpooling and other ride-sharing programs for MCB Quantico employees.

Purpose Reduce use of Single Occupancy Vehicles to and from MCB Quantico to help alleviate traffic congestion during rush hours.

Lead Organization MCB Quantico

Participating Partners JLUS Counties, MWCOG, NVRC, GWRC

Actions Steps

- 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
- Establish websites, kiosks, notice boards and other methods at the base to encourage car-pooling as a commuting alternative

Timeframe Mid-term

Recommendation 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.

Purpose Reduce use of Single Occupancy Vehicles to and from MCB Quantico to help alleviate traffic congestion during rush hours.

Lead Organization MCB Quantico

Participating Partners Prince William County, Stafford County, FRED, PRTC, MCB Quantico

Actions Steps

- Assign a base representative, or the TMP Coordinator
- Coordinate with Prince William County and PRTC to provide bus service to employment centers within MCB Quantico as feasible depending on ridership surveys
- 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

Timeframe Long-term

Recommendation 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.

Purpose 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.

Lead Organization MCAF Quantico

Participating Partners Stafford Regional Airport Authority, MCB Quantico, FAA

Actions Steps

- 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 potential airspace conflict issues affecting aviation operations at MCB Quantico

Timeframe Ongoing

Recommendation TS.9 Coordinate 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.

Purpose The Potomac Heritage National Scenic Trail is a developing, braided network of trails and routes of local, regional, state and national significance. Increased coordination will highlight the significance of resources within the study area and establish routes for pedestrians and bicyclists to connect with existing and planned Trail segments to the north and south of MCB Quantico, including part of the East Coast Greenway. Any trail segments through MCB Quantico are subject to base security requirements.

Lead Organization National Park Service (NPS)

Participating Partners MCB Quantico, Prince William County, Stafford County, NPS, VDOT, volunteer organizations

Actions Steps

- Through the QRESC/QRPT structure, coordinate with NPS and the surrounding jurisdictions to plan and develop Potomac Heritage National Scenic Trail segments near the base
- 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
- Identify new funding sources and opportunities to include development of bicycle and pedestrian facilities improvements within existing projects (e.g., Route 1, I-95, etc.)

Timeframe Long-term

6.6 Utilities / Municipal Services (UM)

The goal of the recommendations included in the utilities / municipal services section is to cooperate on local infrastructure projects to share services and enhance utilities systems. The provision of infrastructure is typically based upon public need and necessity and reflects the Comprehensive or Area Plan of the county. In addition, public utilities typically conduct capital improvement planning to ensure infrastructure systems are sufficient to support long-term growth in service areas and to meet the needs of current and future customers.

Tools

Shared Services Agreements

Municipal governments have the authority to share or coordinate services across municipal boundaries. Sharing and coordination can range from service area planning to investment and administrative responsibilities. Working together can make provision of services more cost-effective for government and taxpayers. The JLUS partners currently have mutual aid agreements for fire and rescue services. Additionally, Stafford County provides water and sewer service to the West Side of MCB Quantico. Development on the West Side will require amending the water / sewer agreement with Stafford County to provide more service to increasing population.

Cell Tower Height Coordination

Municipalities must obtain approval from the FAA for the construction of tall structures. If the structure is within the vicinity of an air facility, the FAA approval process automatically includes review and approval of the nearby air facilities. Through an online system MCAF Quantico receives requests from the FAA to approve planned structures near Turner Airfield. However, it would be beneficial for the locality to submit the proposed project to MCAF Quantico prior to submitting it to the FAA. Early coordination can ensure any issues with the proposed structures are addressed early in the process.

Recommendations

****Recommendation 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.

Purpose 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.

Lead Organization NAVFAC

Participating Partner MCB Quantico, Stafford County

Actions Steps

- Base and Stafford County representatives should continue to work together with and through NAVFAC to update and sign this agreement

Timeframe Short-term

Recommendation UM.2 Develop a utility services agreement between MCB Quantico and the Prince William County Service Authority to support water supply to the NMMC campus.

Purpose A service agreement is needed to better coordinate water service to the NMMC and associated and planned facilities. The agreement should include expansion plans for the NMMC, including a potential hotel/conference facility, to provide continuous long-term service for the NMMC campus.



Stafford County and MCB Quantico have a shared services agreement for water and sewer service. The agreement is currently being updated to include growth projections on and off-base.

Utility / Municipal Services : Precedents

Joint Base McGuire-Dix-Lakehurst (New Jersey)

A Regional Wastewater and Growth Management Plan followed the JLUS to address the wastewater treatment needs of municipalities adjacent to the north side of JB MDL and the feasibility of a shared service agreement with the military. The study takes into account areas suitable and unsuitable for growth as identified in the JLUS programs.

Lead Organization NAVFAC

Participating Partners Prince William County Service Authority, NMMC, MCB Quantico

Actions Steps

- Base and Prince William County representatives should meet to discuss a potential water service agreement for NMMC

Timeframe Mid-term

****Recommendation 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.

Purpose Continual cooperation to promote shared facilities and public-public cooperation is needed to enhance services to both the base and the adjacent jurisdictions and to promote better business efficiencies.

Lead Organization QRESC/QRPT

Participating Partners MCB Quantico, JLUS Counties, Town of Quantico

Action Steps

- Develop a support agreement between MCB Quantico and Stafford County for fire training services.
- Through the QRESC/QRPT structure, develop proposals for public-public service agreements on other services as determined mutually beneficial.

Timeframe Short-term

Recommendation 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.

Purpose Military Influence Area Zones 4.1, 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 Quantico.

Lead Organization MCAF Quantico

Participating Partners Prince William County, Stafford County, Town of Quantico

Actions Steps

- Through the QRESC/QRPT structure, review current zoning regulations and approval process for cell towers and other tall objects as established by Prince William and Stafford Counties.
- Coordinate with base representatives to establish height limits as appropriate within MIA Zones 6.1 and 6.2 in accordance with MCAF Quantico flight clearance and approach zone requirements.

Timeframe Mid-term

Recommendation 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.

Purpose Tall structures can interfere with air operations, both at MCAF Quantico and associated with training activities on West Side. Any proposed new structures should be reviewed by MCB Quantico representatives to limit conflicts.

Lead Organization MCAF Quantico

Participating Partners JLUS Counties, Town of Quantico

Actions Steps

- Establish a notification and review process with the base for all proposed tall objects or other infrastructure that could interfere with base aviation operations

Timeframe Ongoing

6.7 Virginia Legislation (VL)

The goal of the recommendations included in the Virginia legislation section is to pass enabling legislation to include military ranges, not just airports, in Virginia state codes. As a Dillon Rule state, local governments in Virginia only have powers conferred on them by the Virginia General Assembly. A central challenge of the JLUS for MCB Quantico is that current state enabling legislation only addresses noise impacts generated by a licensed airport, Master Jet Base or military air facility; the code lacks specificity with regard to noise impacts generated by range and/or explosives activities. Similarly, while State Code Section 15.2-2295 requires a disclosure statement on all recorded surveys, plats and final site plans after January 2003, it only applies to parcels within a defined airport noise zone. The Virginia Residential Property Disclosure Act (Title 55, Chapter 27 of the Code of Virginia) places further emphasis on proper documentation of a noise zone by the locality in order for disclosure to apply (see Real Estate Disclosure section below). Lastly, the Virginia State Construction Code, Chapter 12, addresses airport noise attenuation standards and requirements begin when noise levels are equal to or exceed 65 dBA (see Construction Standards section below).

To address this gap in state enabling legislation, the MCB Quantico JLUS recommends the QRESC/QRPT committees consider recommending pursuing amendments to the State Code and State Construction Code to enable communities to properly plan for and mitigate impacts associated with range and explosives operations. Further information on the extent and severity of peak noise sources affecting local jurisdictions will be necessary to consider these legislative changes.

Recommendations

Recommendation 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).

Purpose 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.

Lead Organization QRESC/QRPT

Participating Partners Virginia Department of Veterans Affairs and Homeland Security, Virginia Legislature, Local Realty Boards

Actions Steps

- Complete the updated base noise study as recommended in MO.1
- Through the QRESC/QRPT structure, explore the viability and legal details of amending relevant State Code sections

Timeframe Long-term

Recommendation 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.

Purpose The State Building Code only references airport noise attenuation standards and does not address specific range-related noise standards.

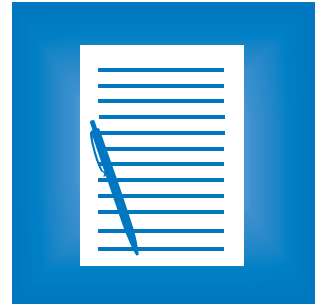
Lead Organization QRESC/QRPT

Participating Partners Virginia Department of Veterans Affairs and Homeland Security, Virginia Legislature

Actions Steps

- Complete the updated base noise study as recommended in MO.1
- Through the QRESC/QRPT structure, explore the viability and legal details of amending relevant State Code sections

Timeframe Long-term



Potential revisions to state legislation could address noise issues from range operations at four major bases in the Commonwealth: MCB Quantico, Fort A. P. Hill, Fort Lee and NSWC Dahlgren.



6.8 Community Development / Planning (CD)

The goal of the recommendations included in the community development / planning section is to establish compatibility guidelines around military bases in comprehensive plans and local zoning. Local government officials, citizens and military leaders need to have a greater understanding of each other's issues, future needs, and current planning processes to assess how planning decisions on the part of the military or local government may impact one another. Local governments have land use and zoning authority and established processes and requirements that are intended to ensure the protection of the public's safety and well-being.

Tools

A number of tools currently exist or could be developed that could assist local governments in the pursuit of compatible land use planning and the minimization of impacts on citizens. Not all of these tools have been accepted by the communities surrounding MCB Quantico at this time; however, the tools are discussed herein to serve as a resource for longer-term planning considerations.

Military Influence Area – Overlay District

Overlay zoning is a regulatory tool at the local level that creates a special zoning district on top of an existing base zone(s) and includes special provisions in addition to those in the underlying base zone. The boundaries of an overlay district can mirror the base zoning or cut across multiple base zone boundaries. The overlay zone district has a special purpose and has attached regulations and requirements. Each community defines the intent of the overlay district through a standard process. In many JLUS communities, overlay districts associated with military operations are intended to further regulate development standards and specify limitations on use, height, density and intensity of development and lighting with the intent of protecting the people who live and work within the vicinity of the military operations. Overlay districts can also be used to trigger specific consultation or disclosure requirements.

For MCB Quantico, MIA Zones 1.2, 2.2-4 and 3.1 are suggested as the context for an overlay district. The Virginia State Code requires establishment of a military zone (or noise zone) to implement attenuation and disclosure provisions. Because the code lacks adequate coverage for noise related to non-air activities (i.e., ranges and explosives operations), further amendments to the state code are recommended for future consideration and discussed under Legislative Initiatives

Community Development / Planning : Precedents

City of San Antonio, Camp Bullis, Lackland AFB, Kelly Field Annex, and Lackland Training Range (Texas)

The City of San Antonio created a Military Overlay District to regulate lighting within 5 miles of military installations within the City limits. The ordinance regulates lighting fixtures & illumination levels for new residential and commercial uses, outdoor signs and street lighting. The City also amended its Unified Development Code to incorporate a Military Sound Attenuation Overlay District (MSAO) that established standards to reduce noise heard within the interior of noise sensitive structures.

City of Virginia Beach, NAS Oceana, and NALF Fentress (Virginia)

The City of Virginia Beach amended its Comprehensive Plan and City Zoning Ordinance to change the maximum density of development from 1 du/acre to 1:15 du/acre in the Interfacility Traffic Area (ITA) between NAS Oceana and NALF Fentress. This was done through a public process and adopted in 2011.

Sound Attenuation

Communities around military installations are often subject to increased noise from aircraft and ordnance operations. Certain construction techniques and materials can help minimize the impact from these noise sources and reduce the interference military operations have on day-to-day activities. Attenuation refers to the reduction of sound and the employment of design and construction practices to lower the amount of noise and vibration that penetrates windows, doors, and walls of buildings. Local governments can require attenuation as part of building code enforcement for new noise sensitive uses (such as residences, hospitals, schools, etc.) in

noise sensitive areas. Attenuation practices are most effective for A-weighted noise generated by aircraft; further research is needed to determine the degree attenuation measures can mitigate noise and vibration from intermittent sources such as ordnance and explosives operations.

The cost for implementing sound attenuation is often raised as a concern. While sound insulation costs for existing homes around airports can range from \$10,000 or more per home, the cost to build a new sound insulated home is only slightly higher than the cost to build a standard home.¹ Certain design considerations may not have associated costs, such as locating bedrooms away from noise sources. The cost for constructing a new home will vary by region of the country, specific locality and whether the home is located in a rural or urban area.

A primary strategy of the MCB Quantico JLUS is to enhance local government's authority to address noise impacts through amended state legislation that expands the application of attenuation beyond airport noise zones to include noise zones related to range and explosives activities (see Legislative Initiatives). Also, MCB Quantico does not have established current peak noise contours for its ranges. Therefore, a revised Range Compatibility Use Zone Study with peak noise contours is needed prior to implementing sound attenuation guidelines or standards.

Currently, the code states that any locality where a licensed airport or U.S. Government or military air facility is located may enforce building regulations for attenuation in residential buildings and structures, as well as portions of assembly, business, educational, institutional and mercantile uses, as defined in the International Building Code. To establish sound guidelines, a locality may adopt one or more noise overlay zones and specify specific measures for each zone based on the impact of aircraft noise. The State Construction

Code defines a minimum threshold for the application of sound attenuation at greater than or equal to 65 dB, based on airport noise attenuation standards. The steps to implement sound attenuation requirements in the communities around MCB Quantico is first, for MCB Quantico to revise its Range Compatibility Use Zone study; second, the General Assembly needs to pass enabling legislation; and lastly, the localities can establish sound attenuation requirements in peak noise areas near the installation through their public planning and elected leadership approval process.

Attenuation recommendations described above are intended to address new construction only. For current housing units, attenuation would require structural modifications which are usually cost prohibitive. The Virginia Department of Housing and Community Development, has a Weatherization Program that provides repairs and improvements to home heating and cooling systems and provides for the installation of energy-saving measures in the house, such as insulation and air sealing. The program has income limits and other eligibility requirements. Though intended as energy savings programs, these improvements can also contribute to sound insulation.

Maryland Disclosure Requirements

The State of Maryland has incorporated a clause in its Residential Contract of Sale document alerting buyers to nearby military installations:

MILITARY INSTALLATIONS: This Section does not apply in Allegany, Carroll, Frederick, Garrett, Howard, Montgomery, and Washington Counties. Buyer is advised that the Property may be located near a military installation that conducts flight operations, munitions testing, or military operations that may result in high noise levels.

The Southern Maryland Association of Realtors has taken disclosure one step further through an addendum to the state contract specifically addressing military aircraft operations. The addendum lists four installations and briefly describes the potential impacts and associated operations that can be expected. The buyer retains responsibility to ascertain potential noise and accident probabilities.

Copies of the both disclosures are included in the Appendix.

¹ Guidelines for Sound Insulation of Residences Exposed to Aircraft Operations, Wyle Research & Consulting, Arlington, VA 2005.

Real Estate Disclosure

Real estate disclosure pertains to a requirement for the release of information regarding possible impacts (noise/vibration, air safety zones) to prospective buyers or renters as part of a real estate transaction. Disclosure is mandatory when part of state law and is implemented through real estate professionals. If not a state law, disclosure can be applied on a voluntary basis as encouraged by local real estate boards.

As noted above in the Legislative Section, in Virginia, certain disclosures are mandatory and governed by the Virginia Residential Property Disclosure Act (Title 55, Chapter 27 of the Code of Virginia). The Act requires that the owner of residential real property located in any locality in which a military air installation is located shall disclose in writing to the purchaser whether the subject parcel is located in a noise zone or accident potential zone, or both, if so designated on the official zoning map by the locality in which the property is located on a form provided by the Real Estate Board. The disclosure must state the specific noise zone or accident potential zone, or both, in which the property is located according to the official zoning map. The Act applies to transfers by sale, exchange, installment land sales contract, or lease with option to buy residential real property consisting of not less than one nor more than four dwelling units. Renters are also protected under Virginia State law (Section 55-248.12:1) which requires landlords to disclose that the rental property lies within a noise zone or an accident potential zone related to a nearby military air installation. The noise zones and accident potential zones must be designated by the locality in its official zoning map.

As discussed above, this same disclosure requirement could be applied to military range operations based on further evaluation by the QRESC/QRPT committees along with additional noise data supporting the extent and severity of noise impacts. Other approaches to disclosure could also be considered such as requiring or encouraging disclosure through the Multiple Listing Service (MLS)

or as part of promotional materials about the property such as brochures, maps and advertisements, or through separate disclosure forms as part of real estate transactions. The Virginia Association of Realtors is in the process of evaluating draft language for including recognition of military operations areas within point of sale documents.² Examples of similar Maryland disclosures are included in the Appendix.

The MCB Quantico JLUS recommends revisiting the issue of real estate disclosures once the peak noise contours for the ranges are determined and enabling legislation has been passed in the Virginia General Assembly. Collaboration on this issue with the Fredericksburg Area Association of Realtors and the Prince William Association of Realtors, which work with local real estate companies and agents in the area surrounding MCB Quantico, would be helpful using the QRESC/QRPT structure or assigned representatives from the base and JLUS counties. The JLUS also recommends that the responsibility for any new disclosure requirements would be implemented by the local real estate boards and agents if changes to disclosure policies were to move forward.

Lighting Controls

The use of excessive lighting and unshielded outdoor lighting can interfere with aircraft operations and training activities. Night vision training, in which Marines use night vision goggles (NVGs) or other types of night vision systems, is essential to the mission of the modern military and represents a significant tactical advantage for U.S. forces. Outdoor lighting systems, especially lighting associated with gas stations, billboards, major roadways, athletic fields, and large commercial or industrial uses, allow significant light to travel upward into an otherwise darkened sky. The resulting 'light pollution' can obscure pilot vision or interfere with night training devices.

Regulations that minimize interference with night vision training do not require the strict prohibition of exterior lighting or the

² Kim McClellan, Government Affairs Director, Fredericksburg Area Association of REALTORS, email 5/30/13.

complete replacement of existing lighting fixtures. Instead, regulations focus on installing less intrusive lighting applications for new development and/or as part of routine maintenance and replacement of public utilities. Some communities choose to address lighting controls through an overlay zoning district while others adopt overall (i.e., county-wide) ordinances.

The MCB Quantico JLUS recommends additional steps to protect the night vision training environment at the base. The JLUS recommends the base define and publish minimum lighting requirements based on their specific and projected training needs. The information should be used to further develop model lighting standards or guidelines that set forth specific requirements for lighting for all jurisdictions involved in the JLUS.

Recommendations

Recommendation 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.

Purpose The Comprehensive Plan in each county needs updating to incorporate the JLUS results.

Lead Organizations JLUS Counties

Actions Steps

- For each respective jurisdiction, review and include applicable JLUS maps and recommendations in the next iteration of comprehensive plans or plan updates

Timeframe Mid-term

Recommendation 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.

Purpose If appropriate, based on more detailed noise data (see Recommendation

MO.1) and other input from MCB Quantico, guidelines could be established to encourage real estate disclosure and sound attenuation in applicable Military Influence Area zones.

Lead Organizations JLUS Counties

Participating Partners MCB Quantico, Local Realty Boards

Actions Steps

- Complete recommendation MO.1 to provide updated noise and RCUZ data to share with the localities
- Based on step 1, each jurisdiction should review this data to determine applicability to the respective MIA zones within their county
- Guidelines as applicable and desired by the respective communities should be addressed in the comprehensive planning process as these plans are prepared

Timeframe Long-term

Recommendation 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 needed to implement any Comprehensive Plan Amendments.

Purpose 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.

Lead Organization Stafford County

Actions Steps

- Review current allowable uses with MIA Zones 2.3 and 2.4 to determine compatibility with MCB Quantico range operations
- Through a public planning process, implement comprehensive plan amendments or updates to reflect this analysis
- Through a public planning process, implement revisions to the Stafford Zoning Ordinance to reflect comprehensive plan recommendations

Timeframe Long-term

The next updates to the comprehensive plans for Stafford, Prince William and Fauquier Counties should incorporate the JLUS results.

Recommendation CD.4 In collaboration with MCB Quantico, determine the appropriate residential densities in the Boswell's Corner Redevelopment Area that meet Stafford 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.

Purpose Boswell's Corner is a designated Stafford County Redevelopment Area (RDA). If appropriate, the area plan could be amended reflecting the results of the JLUS and involving a public planning process with County and MCB Quantico representatives participating along with other interested parties such as VDOT, GWRC, Quantico Corporate Center, Stafford Technology and Research Center, etc.

Lead Organization Stafford County

Participating Partner MCB Quantico

Actions Steps

- Continue discussions between Stafford County and base representatives regarding appropriate land use densities and allowable uses within the Boswell's Corner area
- Coordinate on planned transportation improvements including vehicular and bicycle/pedestrian circulation and transit services serving employment centers in the Boswell's Corner area
- Consider amending the Boswell's Corner RDA Plan as appropriate based on these discussions

Timeframe Mid-term

****Recommendation 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.

Purpose 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.

Lead Organizations JLUS Counties

Participating Partners MCB Quantico

Actions Steps

- Review sound attenuation guidelines appropriate for public facilities with noise sensitive uses
- Complete the updated base noise study as recommended in MO.1
- Based on updated noise data, develop sound attenuation guidelines for noise sensitive public buildings applicable to the respective MIA Zones within each county

Timeframe Mid-term

Recommendation 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.

Purpose Reduce the light pollution interference with training activities by requiring the installation of, for example, fully-shielded, cut-off outdoor lighting applications. Lighting concerns may extend beyond the MCB Quantico Military Influence Area. These standards could be required for all new developments and retrofits are encouraged.

Lead Organizations JLUS Counties

Participating Partners MCB Quantico

Actions Steps

- MCB Quantico should provide guidelines for lighting controls applicable to their night training activities
- Based on these guidelines, develop lighting guidelines or standards applicable to the respective MIA Zones within each county

Timeframe Mid-term

6.9 Environmental / Conservation / Open Space (EC)

The goal of the recommendations included in the environmental / conservation / open space section is to pursue conservation lands to protect resources and serve as buffer for military operations.

Tools

Readiness and Environmental Protection Initiative

The Readiness and Environmental Protection Integration (REPI) program grants the military the ability to enter into agreements with eligible entities, such as local governments, non-governmental organizations, and willing land owners to secure conservation easements on property in the vicinity of, or ecologically related to, a military installation or military airspace.

In addition, DoD has also formed a partnership with the United States Department of Agriculture (USDA) to conserve sensitive lands near military bases around the nation. Through the USDA, military planners can now access the resources of existing easement programs, such as the Farm and Ranch Lands Protection Program, the Wetlands Reserve Program, and the Grassland Reserve Program.

The MCB Quantico JLUS recommends using REPI funding to preserve lands in MIA Zones 1.2, 1.3, 2.1, 2.4, and 3.1.

Conservation

Conservation refers to a series of tools designed to eliminate land use incompatibilities through voluntary transactions in the real estate market and local development process. These strategies are particularly effective because they advance the complementary goals of shifting future growth away from military operations and their impacts, while protecting the environment and wildlife habitat, maintaining agriculture, and conserving open spaces and rural character.

Local governments can participate in the conservation process by acting as direct cost-sharing partners with the military in conservation easement purchases or by aligning their infrastructure and land use policy to reinforce the rural/agricultural character of areas near or within REPI targets.

Localities can also support Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR) programs. In its simplest form, a TDR program encourages reduction or elimination of development in areas a community desires to preserve (sending areas) and an increase in development in areas it wishes to grow (receiving areas). Once a locality establishes a TDR or PDR ordinance, land owners can choose to participate in the program or not. If they participate, sending areas are rezoned to a lower density and the owners enter into a deed restriction that spells out the amount of land development that can occur on the property. Once recorded,



Environmental / Conservation / Open Space : Precedents

City of Virginia Beach and NAS Oceana (Virginia)

The City of Virginia Beach created a Rural AICUZ Area Acquisition Plan with designated funding from the City budget to acquire property and easements in the Interfacility Traffic Area (ITA) between NAS Oceana and NALF Fentress. Since 2006, over 1,300 acres have been protected.

Midlands Area Joint Installation Consortium (South Carolina)

A partnership was established to protect training at Fort Jackson, Shaw AFB, McEntire Joint NGB, Poinsett Bombing Range and McCrady Training Center by pursuing conservation easements as part of the Army Compatible Use Buffer (ACUB) program. MAJIC has preserved more than 3,000 acres around these bases.

Fort A.P. Hill (Virginia)

A MOU was established among the federal agencies and national and state non-profit conservation organizations (The Nature Conservancy, The Trust for Public Land, The Conservation Fund, The Virginia Outdoors Foundation, the Department of Defense and the U.S. Fish and Wildlife Service) to identify priority areas for conservation and purchase conservation easements from interested landowners. Over 9,600 acres of land have been protected using the Army's Army Compatible Use Buffer (ACUB) program around the fort.

The Navy (representing MCB Quantico), Stafford County, Fauquier County, and several local conservation organizations have recently signed an encroachment partnering agreement to pursue land conservation in areas around the base.

the sending site owner is able to sell a commodity created by the community's TDR ordinance – a transferable development right. Similarly, in receiving areas, developers can elect to use the TDR option or not. They can develop per local base zoning code, or can elect to use the TDR option where they must buy a specified number of TDRs in order to achieve a higher, more intense level of development.

In a PDR program, the owners of farmland or open space are given the option of recording a deed restriction on their properties ensuring permanent preservation. In return, the property owners are allowed to sell the development rights severed from the sites. Unlike TDR, the purchase of the rights is made with public dollars which could come from bond proceeds, grants, special taxes or general funds.

TDR programs provide compensation and options to property owners but they can be complex and challenging to implement. Because they are market based and driven, TDR programs can achieve preservation success without significant public dollars. Both TDR and PDR programs do have administrative costs.

The MCB Quantico JLUS recommends the promotion of TDRs and PDRs within MIA Zones 1.2, 1.3, 2.1, 2.4 and 3.1 to reduce residential development near ranges within the base.

Recommendations

Recommendation EC.1 Pursue conservation partnering opportunities through the Readiness and Environmental Protection Integration (REPI) program 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 and 3.1.

Purpose 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.

Lead Organization MCB Quantico

Participating Partners JLUS Counties, NAVFAC Real Estate, local conservation organizations

Actions Steps

- Through the QRESC/QRPT structure, collaborate with local conservation partners to identify potential properties for conservation
- Pursue REPI or other conservation funding sources to establish easements or other means to limit development on priority parcels

Timeframe Ongoing

Recommendation 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.

Purpose 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).

Lead Organizations JLUS Counties

Actions Steps

- Establish TDR or PDR programs where not available
- 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)
- For PDRs, review potential properties in land areas near the MCB Quantico ranges for conservation as funding is available

Timeframe Long-term

Recommendation 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).

Purpose 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.

Lead Organization QRESC/QRPT

Participating Partners All JLUS Partners

Actions Steps

- Through the QRESC/QRPT structure, review storm water and water quality initiatives affecting both the JLUS counties and MCB Quantico
- Develop a strategy for cooperation on shared water quality requirements

Timeframe Mid-term

Recommendation 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 waterbody and the adjacent properties from Route 1 to the Potomac River.

Purpose 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, and the Town of Quantico

Lead Organization MCB Quantico

Participating Partners Prince William County, U.S. Army Corps of Engineers

Actions Steps

- Prince William County and base representatives should meet to discuss potential improvements to Little Creek
- Review potential improvements with affected landowners
- Seek funding through federal, state and/or local funding sources for agreed upon priority improvements

Timeframe Mid-term

Recommendation EC.5 Establish semi-annual or annual planning forums with MCB Quantico and Prince William Forest Park (PWFP) to address issues of mutual concern.

Purpose Reduce impacts from base operations on PWFP missions and land areas.

Lead Organization MCB Quantico

Participating Partner Prince William Forest Park

Actions Steps

- Establish a schedule for meetings between PWFP and MCB Quantico leadership
- Hold meetings to coordinate on issues of mutual concern

Timeframe Ongoing

Table 6.2 MCB Quantico JLUS Recommendations

Recommendation		Military Influence Area Zones												Lead Organization	Participating Partners	Action Steps	Timeframe
		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.													QRESC/ QRPT	All JLUS Partners	- No action required	Ongoing
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	- Amend the Charters to include language recognizing a joint effort to oversee implementation of the JLUS recommendations - Review membership on the committees and amend the Charters accordingly - Review dates, time and locations for QRESC and QRPT meetings as stated in the Charters and amend as needed - Sign the revised Charters to continue the consultation process included in the JLUS	Short-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				JLUS Counties, Town of Quantico	MCB Quantico	- Formalize consultation procedures to obtain base input on all development projects within the defined MIA - Specifically, define which types of projects in the localities will require base consultation (e.g., plan changes, re-zonings, subdivision reviews, etc.) - Seek input from the base and consider the input in decision-making processes as required by the Virginia State Code - Base provides written input on proposals within the required timeframes	Short-term
CO.4	Incorporate mutual planning process where MCB Quantico and localities can participate in respective planning processes.													JLUS Counties, MCB Quantico	All JLUS Partners	- Exchange information about upcoming infrastructure studies and plans - 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 - Involve utilities and public works personnel in discussions	Mid-term
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).													QRESC/ QRPT	All JLUS Partners	- 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	Mid-term
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.													QRESC/ QRPT	All JLUS Partners	- Convene a sub-committee of the QRPT dedicated to environmental issues - Seek input from local environmental organizations or governmental agencies to develop priorities and appropriate consultation topics - Develop a list of regional strategies the group can jointly implement to improve environmental quality	Mid-term
CM.1	Continue and expand range operations notification to as many outlets as possible to inform residents of expected noise and aviation impacts.													MCB Quantico	All JLUS Partners	- Base PAO to define additional media and social network outlets for notifications - Develop template for notices defining information elements - Localities to include notices on websites and social media venues - Seek feedback on effectiveness of notifications from localities and public (during surveys or other feedback mechanisms)	Ongoing
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	- Review current procedures used by the PAO to record comments and complaints received at the base - Work with Range Operations to correlate comments with training schedules - 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	Short-term
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.													MCB Quantico	All JLUS Partners	- When appropriate, regularly hold tours for community leaders, particularly after election cycles, to demonstrate ordnance and weapons training and air operations at the base - 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	Mid-term
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.													QRESC/ QRPT	JLUS Counties, Fredericksburg MAC, Quantico-Belvoir RBA, local Chambers of Commerce	- 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	Ongoing

Table 6.2 MCB Quantico JLUS Recommendations

Recommendation		Military Influence Area Zones												Lead Organization	Participating Partners	Action Steps	Timeframe
		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.													JLUS Counties	MCB Quantico	<ul style="list-style-type: none">- Update community websites with links to the base key personnel contact information and noise reporting procedure- Update base website with locality links, noise impacts, and complaint procedures and contact	Ongoing
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 Zone boundaries as applicable.		x	x	x	x	x	x	x		x			MCB Quantico		<ul style="list-style-type: none">- Seek funding to update the RCUZ- Include noise modeling for peak impulse noise events in the updated RCUZ- Within the QRESC/QRPT structure, review the JLUS recommendations and make adjustments as appropriate in response to the RCUZ conclusions and noise modeling results	Short-term
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.												x	MCB Quantico		<ul style="list-style-type: none">- As part of the RCUZ Update process (see Recommendation MO.1), evaluate the existing and projected training requirements for the MOA- Within the QRESC/QRPT structure, review the JLUS recommendations and make adjustments As appropriate in response to the study result	Mid-term
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.						x	x	x					MCB Quantico	Stafford County, Fauquier County, Congressional delegation	<ul style="list-style-type: none">- Update preliminary siting for on-base ordinance route based on current and projected range use and locations- Develop Military Construction (MILCON) funding documentation and program this project in an upcoming MILCON cycle	Long-term
TS.1	Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.													MCB Quantico	JLUS Counties	<ul style="list-style-type: none">- Issue the TMP draft to Prince William, Stafford, and Fauquier Counties for review when the draft is submitted to the National Capital Planning Commission- The counties should provide reviews and comments on a timely basis	Short-term
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.	x												MCB Quantico	Prince William County, NAVFAC, VDOT	<ul style="list-style-type: none">- Involve Prince William County in the MCB Quantico design discussions related to the Fuller Road and Fuller Gate improvements	Short-term
TS.3	Jointly work together to provide additional rights-of-way for Route 1 widening and Russell Road ramps.					x								NAVFAC	Prince William County, Stafford County, MCB Quantico, VDOT	<ul style="list-style-type: none">- Identify additional right-of-way (ROW) required for Route 1 expansion- Establish a preliminary agreement for real estate transfers between the base and Stafford County to provide ROW needed for the road and intersection expansion	Mid-term
TS.4	Using the QRESC/QRPT structure, cooperatively work together to analyze and review other road and transportation improvements affecting traffic around MCB Quantico.	x	x	x	x	x	x	x	x	x	x			QRESC/QRPT	JLUS Counties, MWCOG, NVRC, GWRC/FAMPO, VDOT	<ul style="list-style-type: none">- Through the QRESC/QRPT structure, road and intersection improvements should be discussed on a regular basis to help coordinate improvements among all affected parties	Ongoing
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.	x			x					x				VRE/CSX	MCB Quantico, Prince William & Stafford Counties, Town of Quantico, AMTRAK	<ul style="list-style-type: none">- Through the QRESC/QRPT structure, assign representatives or participate in planning efforts for the 3rd rail expansion through MCB Quantico- Maintain / expand shuttle service to base employment centers from the VRE commuter lot at Quantico as funding and staffing are available	Mid-term
TS.6	Coordinate with GWRC and other regional bodies to promote car pooling and other ride-sharing programs for MCB Quantico employees.													MCB Quantico	JLUS Counties, GWRC/FAMPO, NVRC, MWCOG	<ul style="list-style-type: none">- 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- Establish websites, kiosks, notice boards and other methods at the base to encourage car-pooling as a commuting alternative	Mid-term
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.													MCB Quantico	Prince William County, Stafford County, FRED, PRTC	<ul style="list-style-type: none">- Assign a base representative, or the TMP Coordinator- Coordinate with Prince William County and PRTC to provide bus service to employment centers within MCB Quantico as feasible depending on ridership surveys- 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	Long-term

Table 6.2 MCB Quantico JLUS Recommendations

Recommendation		Military Influence Area Zones												Lead Organization	Participating Partners	Action Steps	Timeframe
		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 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			MCAF Quantico	Stafford Regional Airport Authority, FAA	- 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	Ongoing
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				NPS	MCB Quantico, Prince William County, Stafford County	- 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 - 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 - Identify new funding sources and opportunities to include development of bike and pedestrian facilities within existing projects (e.g., Route 1, I-95, etc.)	Long-term
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							NAVFAC	MCB Quantico, Stafford County	- Base and Stafford County representatives should continue to work together to update and sign this agreement	Short-term
UM.2	Develop a utility services agreement between MCB Quantico and Prince William County Service Authority to support water supply to the NMMC campus.	x												NAVFAC	Prince William County Service Authority, NMMC, MCB Quantico	- Base and Prince William County Service Authority representatives should meet to discuss a potential water service agreement for NMMC	Mid-term
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				QRESC/ QRPT	MCB Quantico, JLUS Counties, Town of Quantico	- Develop a support agreement between MCB Quantico and Stafford County for fire training services - Through the QRESC/QRPT structure, develop proposals for public-public service agreements on other services as determined mutually beneficial	Short-term
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	MCAF Quantico	Prince William & Stafford Counties, Town of Quantico	- Review current regulations - Review/confirm required MCAF height limits - Revise regulations as appropriate	Mid-term
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			MCAF Quantico	JLUS Counties, Town of Quantico	- Establish a notification and review process with the base for all proposed tall objects or other infrastructure that could interfere with base aviation operations	Ongoing
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).													QRESC/ QRPT	Virginia Dept of Veterans Affairs & Homeland Security, Virginia Legislature, Local Realty Boards	- Complete the updated base noise study as recommended in MO.1 - Through the QRESC/QRPT structure, explore the viability and legal details of amending relevant State Code sections	Long-term
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.													QRESC/ QRPT	Virginia Dept of Veterans Affairs & Homeland Security, Virginia Legislature	- Complete the updated base noise study as recommended in MO.1 - Through the QRESC/QRPT structure, explore the viability and legal details of amending relevant State Code sections	Long-term
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	JLUS Counties		- For each respective jurisdiction, review and include applicable JLUS maps and recommendations in the next iteration of comprehensive plans or plan updates	Mid-term

Table 6.2 MCB Quantico JLUS Recommendations

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

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A.1 Acronyms

Acronym	Definition
ADNL	A-Weighted Day-Night Level
AFOSI	Air Force Office of Special Investigations
AICUZ	Air Installation Compatible Use Zones
AMIP	Air Munitions Impact Point
AMSL	Above Mean Sea Level
APP	Approach Center
AQCR	Air Quality Control Region
AT/FP	Anti-Terrorism/Force Protection
BRAC	Base Realignment and Closure
CBPA	Chesapeake Bay Preservation Act
CD	Community Development/Planning
CDNL	C-Weighted Day-Night Level
CIA	Central Intelligence Agency
CID	Criminal Investigation Command
CM	Communication
CO	Coordination
CPLO	Community Plans and Liaison Officer
dBP	Peak Decibels
DEA	Drug Enforcement Administration
DeCA	Defense Commissary Agency
DHS	Department of Homeland Security
DIA	Defense Intelligence Agency
DNL	Day-Night Level
DoD	Department of Defense
DODEA	Department of Defense Education Activity
DODDS	Department of Defense Dependent Schools
DSS	Defense Security Service
EA	Environmental Assessment
EC	Environmental/Conservation/Open Space
ECP	Encroachment Control Plan
EIS	Environmental Impact Statement

Acronym	Definition
EOD	Explosive Ordnance Disposal
EPA	Environmental Protection Agency
ESQD	Explosive Safety Quantity Distance
FAA	Federal Aviation Administration
FAMPO	Fredericksburg Area Metropolitan Planning Organization
FAR	Floor-Area Ratio
FAST	Fleet Antiterrorism Security Team
FBI	Federal Bureau of Investigation
FHWA	Federal Highway Administration
FRED	Fredericksburg Regional Transit
GP	Gun Position
GTF	Grow-the-Force
GWRC	George Washington Regional Commission
HLZ	Helicopter Landing Zone
HMX-1	Marine Helicopter Squadron 1
HOV/HOT	High-Occupancy Vehicle/High-Occupancy Toll
ILUP	Integrated Land Use Plan
INRMP	Integrated Natural Resources Management Plan
IOC	Infantry Officers' Course
IR	Installation Restoration
JB MDL	Joint Base McGuire-Dix-Lakehurst
JLUS	Joint Land Use Study
LID	Low Impact Development
Lpk	Peak Sound Pressure Level
LZ	Landing Zone
M&RA	Manpower & Reserve Affairs
MAC	Military Affairs Council
MAGTF	Marine Air Ground Task Force
MCAF	Marine Corps Air Facility
MCB	Marine Corps Base

Acronym	Definition
MCCDC	Marine Corps Combat Development Command
MCCS	Marine Corps Community Services
MCESG	Marine Corps Embassy Security Group
MCHC	Marine Corps Heritage Center
MCIA	Marine Corps Intelligence Agency
MCIOC	Marine Corps Information Operations Center
MCNOSC	Marine Corps Network Operations and Security Center
MCSC	Marine Corps Systems Command
MCU	Marine Corps University
MDIA	Military Department Investigative Agencies
MEO	Most Efficient Organization
MIA	Military Influence Area
MILCON	Military Construction
MO	Military Operations
MOA	Military Operating Area
MOU	Memorandum of Understanding
MOUT	Military Operations in Urban Terrain
MPO	Metropolitan Planning Organization
MSL	Mean Sea Level
MWCOG	Metropolitan Washington Council of Governments
NAVFAC	Naval Facilities Engineering Command
NCIS	Naval Criminal Investigative Services
NCPC	National Capital Planning Commission
NEPA	National Environmental Policy Act
NGEN	Next Generation Enterprise Network
NMCI/EDS	Navy Marine Corps Internet / Electronic Data Systems
NMMC	National Museum of the Marine Corps
NOTAM	Notice to Airmen

Acronym	Definition
NPS	National Park Service
NREA	Natural Resources and Environmental Affairs
NVRC	Northern Virginia Regional Commission
NVTA	Northern Virginia Transportation Authority
NWR	National Wildlife Refuge
OCS	Officer Candidates School
OEA	Office of Economic Adjustment
OPNAV	Office of the Chief of Naval Operations
PAO	Public Affairs Office
PDC	Planning District Commission
PDR	Purchase of Development Rights
PNA	Protected Natural Area
POL	Petroleum, oils and lubricants
POV	Privately-Owned Vehicle
PRTC	Potomac and Rappahannock Transportation Commission
PWFP	Prince William Forest Park
QRESC	Quantico Regional Executive Steering Committee
QRPT	Quantico Regional Planning Team
RBA	Regional Business Alliance
RCMP	Range Complex Management Plan
RCUZ	Range Compatible Use Zones
RDA	Redevelopment Area
REPI	Readiness and Environmental Protection Integration
RMA	Resource Management Area
ROW	Right-of-Way
RPA	Resource Protection Area
RRRC	Rappahannock-Rapidan Regional Commission
RTA	Range and Training Area
SDZ	Safety Distance Zones

Acronym	Definition
SUA	Special Use Airspace
TA	Training Area
TAG	Technical Advisory Group
TBS	The Basic School
TDR	Transfer of Development Rights
TECOM	Training and Education Command
TMDL	Total Maximum Dail Load
TMP	Transportation Management Plan
TS	Transportation Systems
UDA	Urban Development Area
UM	Utility/Municipal Services
USDA	United States Department of Agriculture
USMC	United States Marine Corps
VDOT	Virginia Department of Transportation
VL	Virginia Legislative Initiatives
VRE	Virginia Railway Express
WMA	Wildlife Management Area
WTBn	Weapons Training Battalion
WWR	Wounded Warrior Regiment
ZDC	DC Air Route Traffic Control Center

25 MARCH 2011

CHARTER

Quantico Regional Executive Steering Committee (QRESC)

A. PURPOSE

This document establishes the QRESC for the purpose of establishing a cooperative approach for integrated, well coordinated, long range regional planning for the region comprising Marine Corps Base Quantico and the surrounding counties.

B. MISSION

The QRESC develops a long range, regional strategic vision, to identify focus areas for coordination and collaboration to achieve strategic objectives, to maximize the alignment of individual long range plans, and, to provide guidance and direction to its cooperative executing organization, the Quantico Regional Planning Team (QRPT).

C. STRUCTURE

- The Quantico regional planning structure includes a two tiered structure.
 - The QRESC provides the strategic level vision and oversight. This is a standing, chartered organization.
 - The QRPT is the operational level executing body for the QRESC. This is a standing, chartered organization. Functional Working Groups are the tactical level, project oriented, task organized working group's assigned specific tasks by the QRPT on a voluntary basis. These working groups are established as required for a limited duration to achieve specific objectives.
 - The QRESC is organized as follows:
 - Member of the Fauquier County Board of Supervisors
 - Member of the Prince William County Board of Supervisors
 - Member of the Stafford County Board of Supervisors
 - Commander, Marine Corps Base Quantico
 - Executive Director, George Washington Regional Commission
 - Executive Director, Northern Virginia Regional Commission
 - Executive Director, Rappahannock Rapidan Regional Commission
-

- Office of Economic Adjustment (Advisor)
- The executive Regional Steering Committee membership should consist of individuals able to provide the strategic guidance and leadership. However, it is recognized that each organization represented may be best represented by someone other than those listed. Therefore, the County Chairperson and Planning Commission executive Directors may designate another individual as the primary representative to the QRESC
- In the event of a primary member is not available for a committee meeting, the primary member should designate a fully empowered representative.

D. SUPPORTING ORGANIZATIONS

The QRESC should coordinate as required with regional planning partners for their advice, recommendations and to solicit their planning support and project assistance. Attached at Appendix A is a partial list of the organizations the QRPT may consult.

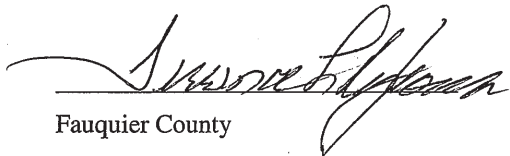
E. GUIDING PRINCIPLES

- The QRESC is a consensus based collaborative body. Therefore, voting is unnecessary, and will not be required.
- Issues for which consensus cannot be achieved will be addressed as opportunities to enhance communication, and understanding of divergent viewpoints.
- The QRESC, as an organization, will not engage in lobbying or other political activity.
- Participation on the QRESC shall not impede otherwise normal direct communication and other coordination between individual QRESC members.
- Members of the QRESC shall not task or supervise other members.
- It is recognized that each QRESC member may only take actions that are in the best interests of their respective organization, and that any actions of the members shall be consistent with that interest and subordinate to the interest of the QRESC in the event of any conflict.
- No member is authorized to speak for the QRESC nor make any representations to the public, or others, on behalf of the QRESC.

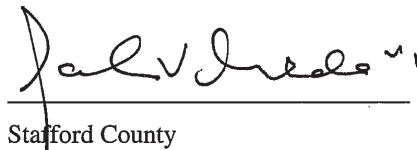
F. MEETING SCHEDULE AND AGENDA

- The QRESC will meet quarterly unless convened sooner for a special matter by agreement of the committee members.
 - Meeting location will be determined by a consensus of the members. Meeting host assignment will rotate amongst the committee members. The host will serve as the meeting chair.
-

- Meeting location will be determined by the host organization. Meeting host assignment will rotate amongst the committee members. The host will serve as the meeting chair.
- Meeting agenda will include, but not be limited to, the following:
 - Task assigned by the QRESC.
 - Agenda items submitted by committee members or the QRPT
 - Updates from the Working Groups.
 - Objective prioritization and tracking of projects.
 - Preparation for updates to the QRESC.


Fauquier County

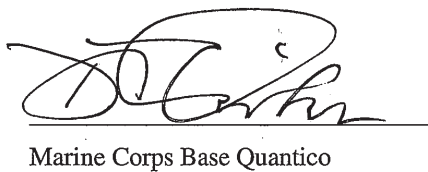

Prince William County


Stafford County


George Washington Regional Commission


Northern Virginia Regional Commission


Rappahannock Rapidan Regional Commission


Marine Corps Base Quantico

APPENDIX A

SUPPORTING ORGANIZATIONS

- Fredericksburg Area Metropolitan Planning Organization (FAMPO)
 - Virginia Department of Transportation (VDOT)
 - Virginia Department of Rail and Transportation
 - Virginia Office of Commonwealth Preparedness
 - Northern Virginia Community College
 - Germanna Community College
 - George Mason University
 - University of Mary Washington
 - Prince William County Chamber of Commerce
 - Fredericksburg Regional Chamber of Commerce
 - Quantico Belvoir Regional Business Alliance (QBRBA)
 - Fort Belvoir
 - Fort AP Hill
 - Naval Surface Warfare Center, Dahlgren
 - Virginia National Defense Industrial Authority (VNDIA)
 - Fredericksburg Military Assistance Council
 - Prince William Forest Park
-

25 MARCH 2011

CHARTER

Quantico Regional Planning Team (QRPT)

A. PURPOSE

This document establishes the QRPT, a voluntary body that will, in a cooperative manner, implement the vision and ideas provided by the Quantico Regional Executive Steering Committee (QRESC).

B. MISSION

The QRPT is the implementation organization for the QRESC. It develops achievable objectives to implement the QRESC's regional long range strategic vision and goals, sets objectives, and organizes and provides oversight of functional working groups to achieve objectives. The QRPT makes recommendations to the QRESC on long range goals, facilitates coordination and cooperation among regional planning partners, and reports status and progress on objectives to the QRESC.

C. STRUCTURE

- The Quantico regional planning structure includes a two tiered structure.
 - The QRESC provides the strategic level vision and oversight. This is a standing, chartered organization.
 - The QRPT is the operational level executing body for the QRESC. This is a standing, chartered organization. Functional Working Groups are the tactical level, project oriented; task organized working group's assigned specific tasks by the QRPT. Functional working groups are established as required for a limited duration to achieve specific tasks.
 - The QRPT is organized as follows:
 - Director, Economic Development, Fauquier County
 - Deputy County Executive, Prince William County
 - Director Community Development, Stafford County
 - Director, Business Performance Office, Marine Corps Base Quantico
 - Quantico Growth Management Committee (QGMC), Base Realignment and Closure (BRAC) Coordinator
-

- Representative, George Washington Regional Commission
- Representative, Northern Virginia Regional Commission
- Representative Rappahannock Rapidan Regional Commission
- Office of Economic Adjustment (Advisor)
- In the event of a primary member not being available for a committee meeting, the primary member should designate a fully empowered representative.

D. SUPPORTING ORGANIZATIONS

The QRPT should coordinate as required with regional planning partners for their advice, planning support and project assistance. Attached at Appendix A is a partial list of the organizations the QRPT may consult.

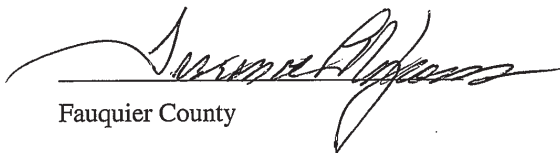
E. GUIDING PRINCIPLES

- The QRPT is a consensus based collaborative body. Therefore, voting is unnecessary and will not be required.
- Proposed objectives for which there is not a consensus for action will not be undertaken, will be addressed as opportunities to enhance communications and understanding of divergent viewpoints, and briefed to the QRESC
- The QRPT will form working groups as required to achieve agreed upon objectives. Participation of supporting organizations on working groups will be requested as needed on a voluntary participation basis.
- The QRPT as an organization will not engage in lobbying or other political activity.
- Participation on the QRTP shall not impede otherwise normal direct communication and other coordination between individual committee members,
- Members of the QRPT shall not task or supervise other members.
- It is recognized that each QRPT member may only take actions that are in the best interests of their respective organization, and that any actions of the members shall be consistent with that interest and subordinate to the interest of the QRPT in the event of any conflict.
- No member is authorized to speak for the QRPT, nor make any representations to the public or others on behalf of the QRPT.

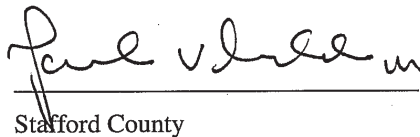
F. MEETING SCHEDULE AND AGENDA

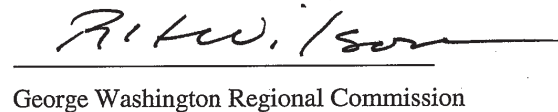
- The QRPT will meet monthly on a regular schedule unless convened sooner for a special matter by agreement of the committee members.
-

- Meeting agenda will consist following:
 - Agenda items submitted by a QRESC member or the QRPT.
 - An update from the QRPT or the QRPT Working Groups.
 - QRESC discussion of the strategic vision and goals.
 - QRESC guidance and/or direction to the QRPT.

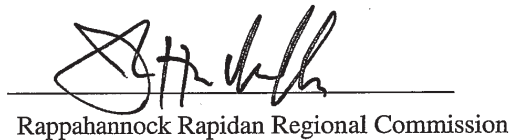

Fauquier County

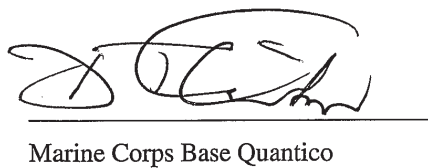

Prince William County


Stafford County


George Washington Regional Commission


Northern Virginia Regional Commission


Rappahannock Rapidan Regional Commission


Marine Corps Base Quantico

APPENDIX A

SUPPORTING ORGANIZATIONS

- Fredericksburg Area Metropolitan Planning Organization (FAMPO)
 - Virginia Department of Transportation (VDOT)
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 - Virginia Office of Commonwealth Preparedness
 - Northern Virginia Community College
 - Germanna Community College
 - George Mason University
 - University of Mary Washington
 - Prince William County Chamber of Commerce
 - Fredericksburg Regional Chamber of Commerce
 - Quantico Belvoir Regional Business Alliance (QBRBA)
 - Fort Belvoir
 - Fort AP Hill
 - Naval Surface Warfare Center, Dahlgren
 - Virginia National Defense Industrial Authority (VNDIA)
 - Fredericksburg Military Assistance Council
 - Prince William Forest Park
-

A.4 Development Projects (representative listing; data collected during time period (1/2013 to 6/2014) of this JLUS)

County	Project Name	Project Type	Location	MIA Zone	Zoning	Area / Length	Density / FAR	#Units / GFA	Owner/Developer	Status	Comments
Stafford	Cavin Property	Residential Subdivision Cluster	E. of Harpoon Rd, S. of Den Rich Rd & W. of Oakwood Farm Ln	2.1	A-1	283 Ac	3.9-Ac Lots	71 DU's	--	None Built	--
	Widewater Hills Subdivision	Residential Subdivision Single-family	Between Widewater Rd & Flippo Rd, N.W. of Decatur	2.1	A-1	197 Ac	±3-AcLots	68DU's	--	None Built	--
	St. Andrews on the Potomac	Residential Subdivision Single-family	W. side of Arkendale Rd on S. border of QMCB	2.1	A-1& A-2	268 Ac	3.5-AcLots	124DU's	--	No construction plans submitted	--
	Hamlets at Widewater	Residential Subdivision Single-family	S. of Widewater Rd & on either side of Decatur Rd	2.1	A-1	1,000 Ac	5-AcLots	194DU's	--	No recent activity	--
	Hills of Aquia RE-LOCATED & UP-DATED	Residential Subdivision Cluster	S. side of Rt 1 with entrances at Darden Ct & Coachman Cir	2.2	R-1	188 Ac	Average 1.4 DU/Ac	268 DU's	Drees Homes	105 Du's built as of 8/13/13	--
	Boswell's Corner	Redevelopment Area	N. Stafford between I-95 & QMCB	2.2	Multiple Districts	Approx. 600 Ac	--	3.2M SF GFA w/office/retail, hotel & 1,700 housing units	Multiple Developers	Approved Concept Plan	This redevelopment area includes numerous projects & developments
	Port Aquia	Residential Subdivision Single-family		2.2	R-2	46 Ac		236 Du's		87 Du's built as of 8/13/13	
	Quantico Corporate Center	Office Park	W. side of Rte. 1 between Russell Rd & Telegraph Rd	2.2	M-1 & B-2	85 Ac	--	719,000SF office campus w/some retail/restaurant	Silver Companies	Ongoing Construction Currently Leasing	BOS purchased 13-Ac site for future expansion & Corp Dr is being extended
	Garrisonville Rd & Onville Rd Intersection Improvements	Transportation	Garrisonville & Onville Rd Intersection	2.2	N/A	N/A	N/A	N/A	VDOT	Construction Pending To begin: Jan/Feb 2014 End: Oct 2015	Double left turns from eastbound Rte. 610 onto Rte. 641
	Rte. 1 North Sewer Line Replacement	Public Utility	On Rte. 1 between Port Aquia Dr & Potomac Hills Dr	2.2	N/A	Approx. 5300 LF	18" Sewer Main	N/A	Stafford County	Ongoing Construction	--
	Brentsmill Subdivision	Residential Subdivision Single-family Cluster	Approx. 0.01 mile N.E. of Woodstock Ln & Telegraph Rd Intersection	2.2	R-1 & R-2	109 Ac	---	160 DU's	Owner: Alan Liddell Developer: NVHomes	108 Du's built as of 8/13/13	--
	Anne E. Moncure Elementary School	School Relocation	From: 75 Moncure Ln To: 90 Juggins Rd	2.3	A-1	Approx. 24 Ac	--	Approx. 88,700 SF Capacity for 950 students	Stafford County & Stafford County School Board	PC considering Comp Plan Amdt. to change site designation from Agriculture to Suburban 6/12/13	6/18/13 BOS extendedPC deadline for Comp Plan Amendmt recommendation to 1/31/14
	Staffordboro Parking Lot	Commuter Lot	Near StaffordboroBlvd& Garrisonville Rd Intersection	2.3	B-2, R-1 & R-3	22 Ac	--	1,000 parking spaces	VDOT	Ongoing Construction Est. completion Oct. 2014	Also includes turn lanes, drop off areas & slug lanes
	Woodstream (Sec 2 & 3)	Residential Subdivision Single/Multi-family	Staffordboro Blvd about 2400ft N. of Garrisonville Rd	2.3	R-2 & R-4	153 Ac	--	247 DU's	--	--	--
	Grouse Point (Forest View Estates)	Residential Subdivision	Grouse Point Dr off Heflin Rd (Rt 612)	2.4	A-1	246 Ac	Average 4-Ac Lots	99 DU's	Hour Homes at Grouse Point	Approx. 33% Built	--

County	Project Name	Project Type	Location	MIA Zone	Zoning	Area / Length	Density / FAR	#Units / GFA	Owner/Developer	Status	Comments
Stafford	Embrey Mill	Residential Subdivision	Both sides of Mine Rd, S. of Northampton Blvd and N. of Courthouse Rd	5.1	PD-2, A-1 & A-2	1523 Ac	Average 1 DU/Ac	1602 DU's	Newland Real Estate Group & NASH (joint venture)	Approx. 10% Built	Development will also include a commercial component & has 2 proffered school sites
	The Glens	Residential Subdivision	On Snap Dragon Dr, S. of Rte. 648 & E. of Poplar Rd	5.1	A-1	838 Ac	Average 3.7-Ac Lots	226 DU's	Augustine Land & Development	Approx. 29% Built	--
	Liberty Knolls	Residential Subdivision Single-family	Approx. 1 mile W. of I-95, N. of Courthouse Rd & S. of Embrey Mill Rd	5.1	R-1	69 Ac	Approx. 12,000 SF Lots	114 DU's	JPI – Liberty Knolls LLC. C/O Jarrell Properties & Liberty Knolls Development Inc.	None Built	--
	Austin Run Pump Station & Force Main Upgrades	Public Utility	Near Intersection of Rt 1 & Coal Landing Rd	5.1	N/A	--	36" Sewer Main	N/A	Stafford County	Completed 06/2012	A new 28 MGD station at the Aquia WWTF
	Gravity Sewer Replacement	Public Utility	Along Austin Run	5.1	N/A	Approx. 3550 LF	36" Sewer Main	N/A	Stafford County	Completed 06/2013	--
	Poplar Estates	Residential Subdivision	Near Intersection of Poplar Rd & Mountain View Rd	5.1	A-1	479 Ac	Average 3.5-Ac Lots	133 DU's	Hermanson Homes INC.	Approx. 17% Built	--
	Marsh Run Estates	Residential Subdivision	S. of Rte. 17 (Warrenton Rd) Off Marsh Rd	6.2	A-1	177 Ac	3-Ac Lots	56 DU's	SES Properties I LLC	Approx. 82% Built	--
	Oakley Farms	Residential Subdivision	W. side of Poplar Rd at the Intersection of Mt Olive Rd	6.2	A-1	448 Ac	Average 5-Ac Lots	92 DU's	Atlantic Builders	Approx. 23% Built	--
	Queens Guard	Residential Subdivision	N. of Rte. 17 & W. of Hartwood Rd	6.2	A-1	278 Ac	Average 3.8-Ac Lots	74 DU's	Hermanson Homes INC.	Approx. 68% Built	--
	Richland Forest	Residential Subdivision	Near Majestic Dr& S. of Rte. 17	6.2	A-1	204 Ac	Average 3-Ac Lots	63 DU's	TI – Richmond Forest, LLC.	Approx. 38% Built	--
Prince William	Fuller Heights Rd Improvements	Transportation	QMCB Entrance at Fullerton Rd & Fuller Heights Rd	1.1	N/A	Improvements to traffic circle, turn lanes, & road widening	N/A	N/A	Prince William County DOT Road Project	Awaiting response from NAVFAC and other approvals	--
	Heritage Center Pkwy Ext	Transportation	National Museum of the Marine Corp		N/A	Approx. .5 mi	N/A	N/A	PWC, MCB Quantico, Heritage Foundation & VDOT	Ongoing Construction w/final completion in May 2015	Extension of existing 2-lane parkway to provide a 2 nd southern entrance onto Rt 1 w/turning lanes
	Russell Road Overpass	Transportation	Russell Road @ I-95		N/A		N/A	N/A	PWC, MCB Quantico, & VDOT	Phase 1 (Overpass) completed Phase 2 (widening Russell Rd) TBA	Lane closures on Russell Rd occurred early in 2013 for the construction of the I-95 HOT/HOV lanes bridge expansion
	Joplin Rd / Brady's Hill Rd Improvements	Transportation	Triangle	1.1	N/A	Approx. 2600 LF	N/A	N/A	Prince William County DOT Road Project	Completed Summer 2012	--
	Sanitary Sewer Improvements along Fuller Rd & Joplin Rd	Public Utility	Between Riverview Dr & Hemlock Point Ct	1.1		N/A	Replacement Sewer Pump Station	N/A	Prince William County & Service Authority (PWCSA)	Ongoing Construction	--

County	Project Name	Project Type	Location	MIA Zone	Zoning	Area / Length	Density / FAR	#Units / GFA	Owner/Developer	Status	Comments
Prince William	Potomac Shores	Planned Community Residential & Non-Residential	Cherry Hill Peninsula	6.1	PMD, PMR, M-1, PBD, SR-1, & A-1	1,885.46 Ac	3,987DU's on 1,613Ac w/2 schools & open space 3.7M SF on 271 Ac w/town ctr, marina, golf course & rec center	Max: 3,987Du's single, townhouses & multi-family (condos & apt) Min: 1,100 single-family Max:3.7M SF commercial	SunCal:Developer Purchased 08/2010 from Kettler, Formerly Harbor Station	Golf course & Northern Neighborhood are under construction Final plan & proffer modifications to be heard by BOCS 7/16/2013	Includes: Golf Course Elementary & Middle Schools 5-Star Resort/Spa 450-slip Marina Town Center VRE station (TBA)
	Martin Lonas(Potomac Highlands)	Multi-family Condos (Townhome style)	Potomac Highlands Cir off Quantico Gateway Dr	1.1	R-16	15.87 Ac	10.65 DU's/Ac	169 DU'S	Craft Homes:Developer (Craft Home Group)	Currently Advertised	--

A.5 Code of Virginia — 15.2-2295. Aircraft noise attenuation features in buildings and structures within airport noise zones

6/18/13

LIS > Code of Virginia > 15.2-2295

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§ 15.2-2295. Aircraft noise attenuation features in buildings and structures within airport noise zones.

Any locality in whose jurisdiction, or adjacent jurisdiction, is located a licensed airport or United States government or military air facility, may enforce building regulations relating to the provision or installation of acoustical treatment measures in residential buildings and structures, or portions thereof, other than farm structures, for which building permits are issued after January 1, 2003, in areas affected by above average noise levels from aircraft due to their proximity to flight operations at nearby airports. Any locality in whose jurisdiction, or adjacent jurisdiction, is located a United States Master Jet Base, a licensed airport or United States government or military air facility, may, in addition, adopt and enforce building regulations relating to the provision or installation of acoustical treatment measures applicable to buildings and structures, or portions thereof, in Assembly, Business, Educational, Institutional, and Mercantile groups, as defined in the International Building Code.

In establishing the regulations, the locality may adopt one or more noise overlay zones as an amendment to its zoning map and may establish different measures to be provided or installed within each zone, taking into account the severity of the impact of aircraft noise upon buildings and structures within each zone. Any such regulations or amendments to a zoning map shall provide a process for reasonable notice to affected property owners. Any regulations or amendments to a zoning map shall be adopted in accordance with this chapter. A statement shall be placed on all recorded surveys, subdivision plats and all final site plans approved after January 1, 2003, giving notice that a parcel of real property either partially or wholly lies within an airport noise overlay zone. No existing use of property which is affected by the adoption of such regulations or amendments to a zoning map shall be considered a nonconforming use solely because of the regulations or amendments. The provisions of this section shall not affect any local aircraft noise attenuation regulations or ordinances adopted prior to the effective date of this act, and such regulations and ordinances may be amended provided the amendments shall not alter building materials, construction methods, plan submission requirements or inspection practices specified in the Virginia Uniform Statewide Building Code.

(1994, c. [745](#), § 15.1-491.03; 1997, c. [587](#); 2002, c. [180](#); 2005, c. [509](#); 2011, c. [135](#).)

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A.6 Code of Virginia — 55-519.1. Required disclosures pertaining to a military installation.

6/18/13

LIS > Code of Virginia > 55-519.1

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§ 55-519.1. Required disclosures pertaining to a military air installation.

The owner of residential real property located in any locality in which a military air installation is located shall disclose to the purchaser whether the subject parcel is located in a noise zone or accident potential zone, or both, if so designated on the official zoning map by the locality in which the property is located on a form provided by the Real Estate Board. Such disclosure shall state the specific noise zone or accident potential zone, or both, in which the property is located according to the official zoning map.

(2005, c. [510](#); 2007, c. [265](#).)

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A.7 Code of Virginia — 55-248.12:1. Required disclosures for properties located adjacent to a military installation; remedy for nondisclosure

6/18/13

LIS > Code of Virginia > 55-248.12:1

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§ [55-248.12:1](#). Required disclosures for properties located adjacent to a military air installation; remedy for nondisclosure.

A. Notwithstanding the provisions of subdivision A 10 of § [55-248.5](#), the landlord of property in any locality in which a military air installation is located, or any person authorized to enter into a rental agreement on his behalf, shall provide to a prospective tenant a written disclosure that the property is located in a noise zone or accident potential zone, or both, as designated by the locality on its official zoning map. Such disclosure shall be provided prior to the execution by the tenant of a written lease agreement or, in the case of an oral lease agreement, prior to occupancy by the tenant. The disclosure shall specify the noise zone or accident potential zone in which the property is located according to the official zoning map of the locality. A disclosure made pursuant to this section containing inaccurate information regarding the location of the noise zone or accident potential zone shall be deemed as nondisclosure unless the inaccurate information is provided by an officer or employee of the locality in which the property is located.

B. Any tenant who is not provided the disclosure required by subsection A may terminate the lease agreement at any time during the first 30 days of the lease period by sending to the landlord by certified or registered mail, return receipt requested, a written notice of termination. Such termination shall be effective as of (i) 15 days after the date of the mailing of the notice or (ii) the date through which rent has been paid, whichever is later. In no event, however, shall the effective date of the termination exceed one month from the date of mailing. Termination of the lease agreement shall be the exclusive remedy for the failure to comply with the disclosure provisions of this section, and shall not affect any rights or duties of the landlord or tenant arising under this chapter, other applicable law, or the rental agreement.

(2005, c. [511](#).)

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A.8 Code of Virginia — 15.2-2200. Declaration of legislative intent.

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§ 15.2-2200. Declaration of legislative intent.

This chapter is intended to encourage localities to improve the public health, safety, convenience, and welfare of their citizens and to plan for the future development of communities to the end that transportation systems be carefully planned; that new community centers be developed with adequate highway, utility, health, educational, and recreational facilities; that the need for mineral resources and the needs of agriculture, industry, and business be recognized in future growth; that the concerns of military installations be recognized and taken into account in consideration of future development of areas immediately surrounding installations and that where practical, installation commanders shall be consulted on such matters by local officials; that residential areas be provided with healthy surroundings for family life; that agricultural and forestal land be preserved; and that the growth of the community be consonant with the efficient and economical use of public funds.

(Code 1950, §§ 15-891.1, 15-900, 15-916, 15-961; 1950, pp. 487, 889; 1956, c. 497; 1962, c. 407, § 15.1-427; 1975, c. 641; 1981, c. 418; 1996, cc. [585](#), [600](#); 1997, c. [587](#); 2013, cc. [149](#), [213](#).)

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§ 15.2-2201. Definitions.

As used in this chapter, unless the context requires a different meaning:

"Affordable housing" means, as a guideline, housing that is affordable to households with incomes at or below the area median income, provided that the occupant pays no more than thirty percent of his gross income for gross housing costs, including utilities. For the purpose of administering affordable dwelling unit ordinances authorized by this chapter, local governments may establish individual definitions of affordable housing and affordable dwelling units including determination of the appropriate percent of area median income and percent of gross income.

"Conditional zoning" means, as part of classifying land within a locality into areas and districts by legislative action, the allowing of reasonable conditions governing the use of such property, such conditions being in addition to, or modification of the regulations provided for a particular zoning district or zone by the overall zoning ordinance.

"Development" means a tract of land developed or to be developed as a unit under single ownership or unified control which is to be used for any business or industrial purpose or is to contain three or more residential dwelling units. The term "development" shall not be construed to include any tract of land which will be principally devoted to agricultural production.

"Historic area" means an area containing one or more buildings or places in which historic events occurred or having special public value because of notable architectural, archaeological or other features relating to the cultural or artistic heritage of the community, of such significance as to warrant conservation and preservation.

"Incentive zoning" means the use of bonuses in the form of increased project density or other benefits to a developer in return for the developer providing certain features, design elements, uses, services, or amenities desired by the locality, including but not limited to, site design incorporating principles of new urbanism and traditional neighborhood development, environmentally sustainable and energy-efficient building design, affordable housing creation and preservation, and historical preservation, as part of the development.

"Local planning commission" means a municipal planning commission or a county planning commission.

"Military installation" means a base, camp, post, station, yard, center, homeport facility for any ship, or other activity under jurisdiction of the U.S. Department of Defense, including any leased facility, or any land or interest in land owned by the Commonwealth and administered by the Adjutant General of Virginia or the Virginia Department of Military Affairs. "Military installation" does not include any facility used primarily for civil works, rivers and harbors projects, or flood control projects.

"Mixed use development" means property that incorporates two or more different uses, and may include a variety of housing types, within a single development.

"Official map" means a map of legally established and proposed public streets, waterways, and public areas adopted by a locality in accordance with the provisions of Article 4 (§ [15.2-2233](#) et seq.) hereof.

"Planned unit development" means a form of development characterized by unified site design for a variety of housing types and densities, clustering of buildings, common open space, and a mix of building types and land uses in which project planning and density calculation are performed for the entire development rather than on an individual lot basis.

"Planning district commission" means a regional planning agency chartered under the provisions of Chapter 42 (§ [15.2-4200](#) et seq.) of this title.

"Plat" or "plat of subdivision" means the schematic representation of land divided or to be divided and information in accordance with the provisions of §§ [15.2-2241](#), [15.2-2242](#), [15.2-2258](#), [15.2-2262](#), and [15.2-2264](#), and other applicable statutes.

"Preliminary subdivision plat" means the proposed schematic representation of development or subdivision that establishes how the provisions of §§ [15.2-2241](#) and [15.2-2242](#), and other applicable statutes will be achieved.

"Resident curator" means a person, firm, or corporation that leases or otherwise contracts to manage, preserve, maintain, operate, or reside in a historic property in accordance with the provisions of § [15.2-2306](#) and other applicable statutes.

"Site plan" means the proposal for a development or a subdivision including all covenants, grants or easements and other conditions relating to use, location and bulk of buildings, density of development, common open space, public facilities and such other information as required by the subdivision ordinance to which the proposed development or subdivision is subject.

"Special exception" means a special use, that is a use not permitted in a particular district except by a special use permit granted under the provisions of this chapter and any zoning ordinances adopted herewith.

"Street" means highway, street, avenue, boulevard, road, lane, alley, or any public way.

"Subdivision," unless otherwise defined in an ordinance adopted pursuant to § [15.2-2240](#), means the division of a parcel of land into three or more lots or parcels of less than five acres each for the purpose of transfer of ownership or building development, or, if a new street is involved in such division, any division of a parcel of land. The term includes resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided and solely for the purpose of recordation of any single division of land into two lots or parcels, a plat of such division shall be submitted for approval in accordance with § [15.2-2258](#).

"Variance" means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the size or area of a lot or parcel of land, or the size, area, bulk or location of a building or structure when the strict application of the ordinance would result in unnecessary or unreasonable hardship to the property owner, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the intended spirit and purpose of the ordinance, and would result in substantial justice being done. It shall not include a change in use which change shall be accomplished by a rezoning or by a conditional zoning.

"Zoning" or "to zone" means the process of classifying land within a locality into areas and districts, such areas and districts being generally referred to as "zones," by legislative action and the prescribing and application in each area and district of regulations concerning building and structure designs, building and structure placement and uses to which land, buildings and structures within such designated areas and districts may be put.

(Code 1950, § 15-961.3; 1962, c. 407, § 15.1-430; 1964, c. 547; 1966, c. 344; 1975, c. 641; 1976, c. 642; 1977, c. 566; 1978, c. 320; 1987, c. 8; 1989, c. 384; 1990, c. 685; 1993, c. 770; 1995, c. [603](#); 1997, c. [587](#); 2008, cc. [635](#), [718](#); 2011, c. [237](#); 2012, c. [554](#); 2013, cc. [149](#), [213](#).)

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A.10 Code of Virginia — 15.2-2204. Advertisement of plans, ordinances, etc.; joint public hearings; written notice of certain amendments

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§ 15.2-2204. Advertisement of plans, ordinances, etc.; joint public hearings; written notice of certain amendments.

A. Plans or ordinances, or amendments thereof, recommended or adopted under the powers conferred by this chapter need not be advertised in full, but may be advertised by reference. Every such advertisement shall contain a descriptive summary of the proposed action and a reference to the place or places within the locality where copies of the proposed plans, ordinances or amendments may be examined.

The local planning commission shall not recommend nor the governing body adopt any plan, ordinance or amendment thereof until notice of intention to do so has been published once a week for two successive weeks in some newspaper published or having general circulation in the locality; however, the notice for both the local planning commission and the governing body may be published concurrently. The notice shall specify the time and place of hearing at which persons affected may appear and present their views, not less than five days nor more than 21 days after the second advertisement appears in such newspaper. The local planning commission and governing body may hold a joint public hearing after public notice as set forth hereinabove. If a joint hearing is held, then public notice as set forth above need be given only by the governing body. The term "two successive weeks" as used in this paragraph shall mean that such notice shall be published at least twice in such newspaper with not less than six days elapsing between the first and second publication. After enactment of any plan, ordinance or amendment, further publication thereof shall not be required.

B. When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of 25 or fewer parcels of land, then, in addition to the advertising as required by subsection A, written notice shall be given by the local planning commission, or its representative, at least five days before the hearing to the owner or owners, their agent or the occupant, of each parcel involved; to the owners, their agent or the occupant, of all abutting property and property immediately across the street or road from the property affected, including those parcels which lie in other localities of the Commonwealth; and, if any portion of the affected property is within a planned unit development, then to such incorporated property owner's associations within the planned unit development that have members owning property located within 2,000 feet of the affected property as may be required by the commission or its agent. However, when a proposed amendment to the zoning ordinance involves a tract of land not less than 500 acres owned by the Commonwealth or by the federal government, and when the proposed change affects only a portion of the larger tract, notice need be given only to the owners of those properties that are adjacent to the affected area of the larger tract. Notice sent by registered or certified mail to the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records shall be deemed adequate compliance with this requirement. If the hearing is continued, notice shall be remailed. Costs of any notice required under this chapter shall be taxed to the applicant.

When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of more than 25 parcels of land, or a change to the applicable zoning ordinance text regulations that decreases the allowed dwelling unit density of any parcel of land, then, in addition to the advertising as required by subsection A, written notice shall be given by the local planning commission, or its representative, at least five days before the hearing to the owner, owners, or their agent of each parcel of land involved, provided, however, that written notice of such changes to zoning ordinance text regulations shall not have to be mailed to the owner, owners, or their agent of lots shown on a subdivision plat approved and recorded pursuant to the provisions of Article 6 (§ 15.2-2240 et seq.) where such lots are less than 11,500 square feet. One notice sent by first class mail to the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records shall be deemed adequate compliance with this requirement, provided that a representative of the local commission shall make affidavit that such mailings have been made and file such affidavit with the papers in the case. Nothing in this subsection shall be construed as to invalidate any subsequently adopted amendment or ordinance because of the inadvertent failure by the representative of the local commission to give written notice to the owner, owners or their agent of any parcel involved.

The governing body may provide that, in the case of a condominium or a cooperative, the written notice may be mailed to the unit owners' association or proprietary lessees' association, respectively, in lieu of each individual unit owner.

Whenever the notices required hereby are sent by an agency, department or division of the local governing body, or

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their representative, such notices may be sent by first class mail; however, a representative of such agency, department or division shall make affidavit that such mailings have been made and file such affidavit with the papers in the case.

A party's actual notice of, or active participation in, the proceedings for which the written notice provided by this section is required shall waive the right of that party to challenge the validity of the proceeding due to failure of the party to receive the written notice required by this section.

C. When a proposed comprehensive plan or amendment thereto; a proposed change in zoning map classification; or an application for special exception for a change in use or to increase by greater than 50 percent of the bulk or height of an existing or proposed building, but not including renewals of previously approved special exceptions, involves any parcel of land located within one-half mile of a boundary of an adjoining locality of the Commonwealth, then, in addition to the advertising and written notification as required by this section, written notice shall also be given by the local commission, or its representative, at least 10 days before the hearing to the chief administrative officer, or his designee, of such adjoining locality.

D. When (i) a proposed comprehensive plan or amendment thereto, (ii) a proposed change in zoning map classification, or (iii) an application for special exception for a change in use involves any parcel of land located within 3,000 feet of a boundary of a military base, military installation, military airport, excluding armories operated by the Virginia National Guard, or licensed public-use airport then, in addition to the advertising and written notification as required by this section, written notice shall also be given by the local commission, or its representative, at least 30 days before the hearing to the commander of the military base, military installation, military airport, or owner of such public-use airport, and the notice shall advise the military commander or owner of such public-use airport of the opportunity to submit comments or recommendations.

E. The adoption or amendment prior to July 1, 1996, of any plan or ordinance under the authority of prior acts shall not be declared invalid by reason of a failure to advertise or give notice as may be required by such act or by this chapter, provided a public hearing was conducted by the governing body prior to such adoption or amendment. Every action contesting a decision of a locality based on a failure to advertise or give notice as may be required by this chapter shall be filed within 30 days of such decision with the circuit court having jurisdiction of the land affected by the decision. However, any litigation pending prior to July 1, 1996, shall not be affected by the 1996 amendment to this section.

F. Notwithstanding any contrary provision of law, general or special, the City of Richmond may cause such notice to be published in any newspaper of general circulation in the city.

G. When a proposed comprehensive plan or amendment of an existing plan designates or alters previously designated corridors or routes for electric transmission lines of 150 kilovolts or more, written notice shall also be given by the local planning commission, or its representative, at least 10 days before the hearing to each electric utility with a certificated service territory that includes all or any part of such designated electric transmission corridors or routes.

H. When any applicant requesting a written order, requirement, decision, or determination from the zoning administrator, other administrative officer, or a board of zoning appeals that is subject to the appeal provisions contained in § [15.2-2311](#) or [15.2-2314](#), is not the owner or the agent of the owner of the real property subject to the written order, requirement, decision or determination, written notice shall be given to the owner of the property within 10 days of the receipt of such request. Such written notice shall be given by the zoning administrator or other administrative officer or, at the direction of the administrator or officer, the requesting applicant shall be required to give the owner such notice and to provide satisfactory evidence to the zoning administrator or other administrative officer that the notice has been given. Written notice mailed to the owner at the last known address of the owner as shown on the current real estate tax assessment books or current real estate tax assessment records shall satisfy the notice requirements of this subsection.

This subsection shall not apply to inquiries from the governing body, planning commission, or employees of the locality made in the normal course of business.

(Code 1950, § 15-961.4; 1962, c. 407, § 15.1-431; 1964, c. 632; 1968, cc. 354, 714; 1973, cc. 117, 334; 1974, cc.

100, 570; 1975, c. 641; 1976, c. 642; 1977, c. 65; 1982, c. 291; 1990, c. 61; 1992, cc. 353, 757; 1993, cc. 128, 734; 1994, c. [774](#); 1995, c. [178](#); 1996, cc. [613](#), [667](#); 1997, c. [587](#); 2001, c. [406](#); 2002, c. [634](#); 2004, cc. [539](#), [799](#); 2005, c. [514](#); 2007, cc. [761](#), [813](#); 2011, c. [457](#); 2012, c. [548](#); 2013, cc. [149](#), [213](#).)

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A.11 Code of Virginia — 15.2-2211. Cooperation of local planning commissions and other agencies

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§ 15.2-2211. Cooperation of local planning commissions and other agencies.

The planning commission of any locality may cooperate with local planning commissions or legislative and administrative bodies and officials of other localities so as to coordinate planning and development among the localities. The planning commission of any locality shall consult with the installation commander of any military installation that will be affected by potential development within the locality so as to reasonably protect the military installation against any adverse effects that might be caused by the development. Planning commissions may appoint committees and may adopt rules as needed to effect such cooperation. Planning commissions may also cooperate with state and federal officials, departments and agencies. Planning commissions may request from such departments and agencies, and such departments and agencies of the Commonwealth shall furnish, such reasonable information which may affect the planning and development of the locality.

(Code 1950, § 15-961.1; 1962, c. 407, § 15.1-428; 1975, c. 641; 1997, c. [587](#); 2013, cc. [149](#), [213](#).)

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A.12 Code of Virginia — 15.2-2232. Legal status of plan.

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§ 15.2-2232. Legal status of plan.

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § [56-265.1](#) within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § [15.2-2204](#). Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § [33.1-23.03](#) and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § [15.2-2258](#) for subdivision or subdivision A 8 of § [15.2-2286](#) for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § [15.2-2303](#).

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ [2.2-2426](#) et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § [22.1-20.1](#) shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to

house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the

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Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

(Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. [587](#), [858](#); 1998, c. [683](#); 2007, c. [801](#); 2009, cc. [670](#), [690](#); 2012, cc. [803](#), [835](#).)

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A.13 State of Maryland Residential Contract of Sale



RESIDENTIAL CONTRACT OF SALE

This is a Legally Binding Contract; If Not Understood, Seek Competent Legal Advice.
THIS FORM IS DESIGNED AND INTENDED FOR THE SALE AND PURCHASE OF IMPROVED SINGLE FAMILY RESIDENTIAL REAL ESTATE LOCATED IN MARYLAND ONLY. FOR OTHER TYPES OF PROPERTY INCLUDE APPROPRIATE ADDENDA.

TIME IS OF THE ESSENCE. Time is of the essence of this Contract. The failure of Seller or Buyer to perform any act as provided in this Contract by a prescribed date or within a prescribed time period shall be a default under this Contract and the non-defaulting party, upon written notice to the defaulting party, may declare this Contract null and void and of no further legal force and effect. In such event, all Deposit(s) shall be disbursed in accordance with Paragraph 19 of this Contract.

1. DATE OF OFFER: _____.

2. SELLER: _____

3. BUYER: _____

4. PROPERTY: Seller does sell to Buyer and Buyer does purchase from Seller, all of the following described Property (hereinafter "Property") known as _____ located in _____ City/County, Maryland, Zip _____, together with the improvements thereon, and all rights and appurtenances thereto belonging.

5. ESTATE: The Property is being conveyed: _____ in fee simple or _____ subject to an annual ground rent, now existing or to be created, in the amount of _____ Dollars (\$_____) payable semi-annually, as now or to be recorded among the Land Records of _____ City/County, Maryland.

6. PURCHASE PRICE: The purchase price is _____ Dollars (\$_____).

7. PAYMENT TERMS: The payment of the purchase price shall be made by Buyer as follows:

- (a) An initial Deposit by way of _____ in the amount of _____ Dollars (\$_____) at the time of this offer.
- (b) An additional Deposit by way of _____ in the amount of _____ Dollars (\$_____) to be paid within _____ (____) days from the Date of Contract Acceptance.
- (c) All Deposits will be held in escrow by: _____
(If not a Maryland licensed real estate broker, the parties may execute a separate escrow deposit agreement.)
- (d) The purchase price less any and all Deposits shall be paid in full by Buyer in cash, wired funds, bank check, certified check or other payment acceptable to the settlement officer at settlement.
- (e) Buyer and Seller instruct broker named in paragraph (c) above to place the Deposits in: **(Check One)**
 - ☐ A non-interest bearing account;
 - OR** ☐ An interest bearing account, the interest on which, in absence of default by Buyer, shall accrue to the benefit of Buyer. Broker may charge a fee for establishing an interest bearing account.

8. SETTLEMENT: Date of Settlement _____ or sooner if agreed to in writing by the parties.

9. FINANCING: Buyer's obligation to purchase the Property is contingent upon Buyer obtaining a written commitment for a loan secured by the Property as follows:

(Check) ☐ Conventional Loan as follows:

Loan Amount \$ _____
Term of Note _____ Years
Amortization _____ Years
Interest Rate _____ %
Loan Program _____

Loan Origination/Discount Fees (as a % of loan amount):

Buyer agrees to pay _____ %;

Seller agrees to pay _____ %.

Buyer shall receive the benefit of any reduction in fees.

- ☐ FHA Financing Addendum
- ☐ Gift of Funds Contingency Addendum
- ☐ Owner Financing Addendum
- ☐ VA Financing Addendum
- ☐ Assumption Addendum
- ☐ OTHER: _____

☐ No Financing Contingency



Buyer _____ / _____

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Seller _____ / _____



10. FINANCING APPLICATION AND COMMITMENT: Buyer agrees to make a written application for the financing as herein described within _____ (____) days from the Date of Contract Acceptance. If such written financing commitment is not obtained by Buyer within _____ (____) days from the Date of Contract Acceptance: (1) Seller, at Seller's election and upon written notice to Buyer, may declare this Contract null and void and of no further legal effect; or (2) Buyer, upon written notice to Seller, which shall include written evidence from the lender of Buyer's inability to obtain financing as provided in Paragraph 9 of this Contract, may declare this Contract null and void and of no further legal effect. In either case, the deposit shall be disbursed in accordance with the Deposit paragraph of this Contract. If Buyer has complied with all of Buyer's obligations under this Contract, including those with respect to applying for financing and seeking to obtain financing, then the Release of Deposit agreement shall provide that the deposit shall be returned to Buyer.

11. ALTERNATE FINANCING: Provided Buyer timely and diligently pursues the financing described in Paragraph 9 "Financing"; Paragraph 10 "Financing Application and Commitment"; and the provisions of Paragraph 28 "Buyer Responsibility", Buyer, at Buyer's election, may also apply for alternate financing. If Buyer, at Buyer's sole option, obtains a written commitment for financing in which the loan amount, term of note, amortization period, interest rate, down payment or loan program differ from the financing as described in Paragraph 9, or any addendum to this Contract, the provision of Paragraph 10 or any addendum to this Contract shall be deemed to have been fully satisfied. Such alternate financing may not increase costs to Seller or exceed the time allowed to secure the financing commitment as provided in Paragraph 10, or any addendum to this Contract.

12. HOME AND/OR ENVIRONMENTAL INSPECTION: Buyer acknowledges, subject to Seller acceptance, that Buyer is afforded the opportunity, at Buyer's sole cost and expense, to condition Buyer's purchase of the Property upon a Home Inspection and/or Environmental Inspection in order to ascertain the physical condition of the Property or the existence of environmental hazards. If Buyer desires a Home Inspection and/or Environmental Inspection contingency, such contingency must be included in an addendum to this Contract. Buyer and Seller acknowledge that Brokers, agents or subagents are not responsible for the existence or discovery of property defects.

Inspection(s) Addenda Attached	_____	Inspection(s) Declined	_____
	Buyer		Buyer

13. INCLUSIONS/EXCLUSIONS: Included in the purchase price are all permanently attached fixtures, including all smoke detectors. Certain other **now existing items** which may be considered personal property, whether installed or stored upon the property, are included if box below is checked.

INCLUDED	INCLUDED	INCLUDED	INCLUDED
<input type="checkbox"/> Alarm System	<input type="checkbox"/> Exhaust Fan(s) # _____	<input type="checkbox"/> Pool, Equip. & Cover	<input type="checkbox"/> Trash Compactor
<input type="checkbox"/> Built-in Microwave	<input type="checkbox"/> Exist. W/W Carpet	<input type="checkbox"/> Refrigerator(s) # _____	<input type="checkbox"/> Wall Oven(s) # _____
<input type="checkbox"/> Ceiling Fan(s) # _____	<input type="checkbox"/> Fireplace Screen/Doors	<input type="checkbox"/> w/ice maker	<input type="checkbox"/> Water Filter
<input type="checkbox"/> Central Vacuum	<input type="checkbox"/> Freezer	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Water Softener
<input type="checkbox"/> Clothes Dryer	<input type="checkbox"/> Furnace Humidifier	<input type="checkbox"/> Screens	<input type="checkbox"/> Window A/C Unit(s)
<input type="checkbox"/> Clothes Washer	<input type="checkbox"/> Garage Opener(s) # _____	<input type="checkbox"/> Shades/Blinds	# _____
<input type="checkbox"/> Cooktop	<input type="checkbox"/> w/remote(s) # _____	<input type="checkbox"/> Storage Shed(s) # _____	<input type="checkbox"/> Window Fan(s)
<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garbage Disposer	<input type="checkbox"/> Storm Doors	# _____
<input type="checkbox"/> Drapery/Curtain Rods	<input type="checkbox"/> Hot Tub, Equip. & Cover	<input type="checkbox"/> Storm Windows	<input type="checkbox"/> Wood Stove
<input type="checkbox"/> Draperies/Curtains	<input type="checkbox"/> Intercom	<input type="checkbox"/> Stove or Range	
<input type="checkbox"/> Electronic Air Filter	<input type="checkbox"/> Playground Equipment	<input type="checkbox"/> T.V. Antenna	

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

14. AGRICULTURALLY ASSESSED PROPERTY: The Property, or any portion thereof, may be subject to an Agricultural Land Transfer Tax as imposed by Section 13-301 et seq. of the Tax-Property Article, Annotated Code of Maryland, by reason of the Property's having been assessed on the basis of agricultural use. Agricultural taxes assessed as a result of this transfer shall be paid by _____.

15. FOREST CONSERVATION AND MANAGEMENT PROGRAM: Buyer is hereby notified that this transfer may be subject to the Forest Conservation and Management Program imposed by Section 8-211 of the Tax-Property Article, Annotated Code of Maryland. Forest Conservation and Management program taxes assessed as a result of this transfer shall be paid by the _____.



Buyer _____ / _____

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Seller _____ / _____



16. LEAD-BASED PAINT:

A. FEDERAL LEAD-BASED PAINT LAW: Title X, Section 1018, the Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Act), requires the disclosure of information regarding lead-based paint and lead-based paint hazards in connection with the sale of residential real property constructed prior to 1978. The disclosure shall be made on a Lead-Based Paint Disclosure form meeting federal disclosure requirements. **Seller and any agent involved in the transaction are required to retain a copy of the completed Lead-Based Paint Disclosure form for a period of three (3) years following the date of settlement. A seller who fails to give the required Lead-Based Paint Disclosure form and EPA pamphlet may be liable under the Act for three times the amount of damages and may be subject to both civil and criminal penalties.** Unless otherwise exempt, compliance with the Act is required for housing constructed prior to 1978.

Seller represents and warrants to Buyer, Broker(s), Broker(s)' agents and subagents, intending that they rely upon such warranty and representation, that the property (**Seller to initial applicable line**):

____/____ was constructed prior to 1978;
____/____ date of construction is uncertain;
____/____ was constructed in 1978 or later.

If the Property was constructed prior to 1978 or if the date of construction is uncertain, as indicated by Seller's initial above, Buyer and Seller mutually agree that the requirements of the Act shall apply to the sale of the Property. Buyer and Seller acknowledge that the real estate brokers and salespersons involved in the sale of the Property have no duty to ascertain or verify the date of construction and assume no such duty or responsibility. Buyer and Seller intend that compliance with the Act is an express condition of the formation of a binding and enforceable contract by and between the parties and each unto the other agree, represent and warrant, that no binding and enforceable contract shall exist unless the requirements of the Act have been complied with prior to the execution of this Contract by Buyer and Seller.

B. MARYLAND LEAD POISONING PREVENTION PROGRAM: Under the Maryland Lead Poisoning Prevention Program (the "Program"), any residential dwelling constructed prior to 1950 that is leased for residential purposes is required to be registered with the Maryland Department of the Environment (MDE). Any residential dwelling constructed between 1950 and 1978 that is leased for residential purposes may be registered with the MDE at the election of the owner.

Seller hereby discloses that the property (**Seller to initial applicable lines**):

____/____ was constructed prior to 1950; OR
____/____ was constructed between 1950 and 1978; OR
____/____ was constructed after 1978; **AND**

If constructed in 1978 or earlier, ____/____ is or ____/____ is not registered in the Program.

If the Property was constructed prior to 1950 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer shall be required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer shall be responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants as well as the requirements of qualified offers.

If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (**Seller to initial applicable line**) ____/____ has; or ____/____ has **not** occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred that obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows:

If such event has occurred, Seller (**Seller to initial applicable line**) ____/____ will; OR ____/____ will **not** perform the required treatment prior to transfer of title of the Property to Buyer.

Buyer ____/____

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Seller ____/____

17. ADDENDA: The Addenda checked below, which are hereby attached, are made a part of this Contract:

- | | |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Affiliated Business Disclosure Notice | <input type="checkbox"/> Maryland Non-Resident Seller Transfer Withholding Tax |
| <input type="checkbox"/> As Is | <input type="checkbox"/> Notice to Buyer and Seller – Maryland Residential Real Property Disclosure/Disclaimer Act |
| <input type="checkbox"/> Cash/Conventional Financing Appraisal Contingency | <input type="checkbox"/> On-Site Sewage Disposal System Inspection |
| <input type="checkbox"/> Condominium Resale Notice | <input type="checkbox"/> Property Subject to Ground Rent |
| <input type="checkbox"/> Conservation Easement | <input type="checkbox"/> Property Inspections |
| <input type="checkbox"/> Disclosure of Licensee Status | <input type="checkbox"/> Purchase Price Escalation |
| <input type="checkbox"/> First-Time Maryland Home Buyer Transfer & Recordation Tax | <input type="checkbox"/> Short Sale |
| <input type="checkbox"/> Homeowners Association Notice | <input type="checkbox"/> Sale, Financing, Settlement or Lease of Other Real Estate |
| <input type="checkbox"/> Kickout | <input type="checkbox"/> Seller's Purchase of Another Property |
| <input type="checkbox"/> Lead-Based Paint Hazard Inspection | <input type="checkbox"/> Third Party Approval |
| <input type="checkbox"/> Lead-Based Paint and Lead-Based Hazards Disclosure of Information | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Local City/County Certifications/Registrations | |
| <input type="checkbox"/> Local City/County Notices/Disclosure | |

☐ Other Addenda/Special Conditions: _____

18. TERMITE INSPECTION: Buyer, at Buyer's expense, (if VA, then at Seller's expense) is authorized to obtain a written report from a Maryland licensed pest control company that, based on a careful visual inspection, there is no evidence of termite or other wood-destroying insect infestation in the residence or within three (3) feet of the residence; and damage due to previous infestation has been repaired. The provisions of this paragraph also shall apply to: (1) the garage or within three (3) feet of the garage (whether attached or detached); (2) any outbuildings located within three feet of the residence or garage; and (3) a maximum of ten (10) linear feet of the nearest portion of a fence on Seller's Property within three feet of the residence or garage. If there is evidence of present infestation as described above, or if damage caused by present or prior infestation is discovered, Seller, at Seller's expense, shall repair any damage caused by present or prior infestation and have the present infestation treated by a licensed pest control company. If the cost of treatment and repair of such damage exceeds 2% of the purchase price, Seller may, at Seller's option, cancel this Contract, unless Buyer, at Buyer's option should choose to pay for the cost of treatment and repairs exceeding 2% of the purchase price, then this Contract shall remain in full force and effect. If such report reveals damage for which the cost of treatment and repair exceeds 2% of the purchase price, Seller's decision regarding treatment and repair of damage shall be communicated in writing to Buyer within five (5) days from receipt of the report, after which Buyer shall respond to Seller in writing with Buyer's decision within three (3) days from receipt of Seller's notification of Seller's decision. If Seller does not notify Buyer in writing of Seller's decision within five (5) days from receipt of report, Buyer may, at Buyer's option, pay for the cost of treatment and repairs exceeding 2% of the purchase price. If Buyer does not want to pay for the cost of treatment and repairs exceeding 2% of the purchase price, Buyer may terminate this Contract upon written notice delivered to Seller. In the event this Contract is terminated under the terms of this paragraph, the Deposit(s) shall be disbursed in accordance with the Deposit paragraph of this Contract.

19. DEPOSIT: If the Deposit is held by a Broker as specified in Paragraph 7(c) of this Contract, Buyer hereby authorizes and directs Broker to hold the Deposit instrument without negotiation or deposit until the parties have executed and accepted this Contract. Upon acceptance, the initial Deposit and additional Deposits (the "Deposit"), if any, shall be placed in escrow as provided in Paragraph 7(e) of this Contract and in accordance with the requirements of Section 17-502(b)(1) of the Business Occupations and Professions Article, Annotated Code of Maryland. If Seller does not execute and accept this Contract, the initial Deposit instrument shall be promptly returned to Buyer. The Deposit shall be disbursed at settlement. In the event this Contract shall be terminated or settlement does not occur, Buyer and Seller agree that the Deposit shall be disbursed by Broker only in accordance with a Release of Deposit agreement executed by Buyer and Seller. In the event Buyer and/or Seller fail to complete the real estate transaction in accordance with the terms and conditions of this Contract, and either Buyer or Seller shall be unable or unwilling to execute a Release of Deposit agreement, Buyer and Seller hereby acknowledge and agree that Broker may distribute the Deposit in accordance with the provisions of Section 17-505(b) of the Business Occupations and Professions Article, Annotated Code of Maryland.

Buyer _____/_____

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Seller _____/_____

20. DEED AND TITLE: Upon payment of the purchase price, a deed for the Property containing covenants of special warranty and further assurances (except in the case of transfer by personal representative of an estate), shall be executed by Seller and shall convey the Property to Buyer. Title to the Property, including all chattels included in the purchase, shall be good and merchantable, free of liens and encumbrances except as specified herein; except for use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the Property is located and publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the Property. Buyer expressly assumes the risk that restrictive covenants, zoning laws or other recorded documents may restrict or prohibit the use of the Property for the purpose(s) intended by Buyer. In the event Seller is unable to give good and merchantable title or such as can be insured by a Maryland licensed title insurer, with Buyer paying not more than the standard rate as filed with the Maryland Insurance Commissioner, Seller, at Seller's expense, shall have the option of curing any defect so as to enable Seller to give good and merchantable title or, if Buyer is willing to accept title without said defect being cured, paying any special premium on behalf of Buyer to obtain title insurance on the Property to the benefit of Buyer. In the event Seller elects to cure any defects in title, this Contract shall continue to remain in full force and effect; and the date of settlement shall be extended for a period not to exceed fourteen (14) additional days. If Seller is unable to cure such title defect(s) and is unable to obtain a policy of title insurance on the Property to the benefit of Buyer from a Maryland licensed title insurer, Buyer shall have the option of taking such title as Seller can give, or terminating this Contract and being reimbursed by Seller for cost of searching title as may have been incurred not to exceed 1/2 of 1% of the purchase price. In the latter event, there shall be no further liability or obligation on either of the parties hereto; and this Contract shall become null and void; and all Deposit(s) shall be disbursed in accordance with the Deposit paragraph of this Contract. In no event shall Broker(s) or their agent(s) have any liability for any defect in Seller's title.

21. CONDITION OF PROPERTY AND POSSESSION: At settlement, Seller shall deliver possession of the Property and shall deliver the Property vacant, clear of trash and debris, broom clean and in substantially the same condition as existed on the Date of Contract Acceptance. All electrical, heating, air conditioning, plumbing (including well and septic), and any other mechanical systems and related equipment, appliances and smoke detector(s) included in this Contract shall be in working condition. Buyer reserves the right to inspect the Property within five (5) days prior to settlement. **EXCEPT AS OTHERWISE SPECIFIED IN THIS CONTRACT, INCLUDING THIS PARAGRAPH, THE PROPERTY IS SOLD "AS IS"**. The obligations of Seller as provided in this paragraph shall be in addition to any Disclosure and Disclaimer Statement as required by Section 10-702, Real Property Article, Annotated Code of Maryland and any provision of any inspection contingency addendum made a part of this Contract.

22. ADJUSTMENTS: Ground rent, homeowner's association fees, rent and water rent shall be adjusted and apportioned as of date of settlement; and all taxes, general or special, and all other public or governmental charges or assessments against the Property which are or may be payable on a periodic basis, including Metropolitan District Sanitary Commission, Washington Suburban Sanitary Commission, or other benefit charges, assessments, liens or encumbrances for sewer, water, drainage, paving, or other public improvements completed or commenced on or prior to the date hereof, or subsequent thereto, are to be adjusted and apportioned as of the date of settlement and are to be assumed and paid thereafter by Buyer, whether assessments have been levied or not as of date of settlement if applicable by local law. Any heating or cooking fuels remaining in supply tank(s) at time of settlement shall become the property of Buyer.

23. SETTLEMENT COSTS: Buyer agrees to pay all settlement costs and charges including, but not limited to, all Lender's fees in connection herewith, including title examination and title insurance fees, loan insurance premiums, all document preparation and recording fees, notary fees, survey fees where required, and all recording charges, except those incident to clearing existing encumbrances or title defects, except if Buyer is a Veteran obtaining VA financing, those prohibited to be paid by a Veteran obtaining VA financing, which prohibited charges shall be paid by Seller.

24. TRANSFER CHARGES:

A. IN GENERAL. Section 14-104(b) of the Real Property Article, Annotated Code of Maryland provides that, unless otherwise negotiated in the contract or provided by State or local law, the cost of any recordation tax or any State or local Transfer Tax shall be shared equally between the Buyer and Seller.

B. FIRST-TIME BUYER. Under Section 14-104(c) of the Real Property Article, the entire amount of recordation and local transfer tax shall be paid by the Seller of property that is sold to a first-time Maryland homebuyer, unless there is an express agreement that the recordation tax or any state or local transfer tax will not be paid entirely by the Seller.

RECORDATION AND LOCAL TRANSFER TAX. If the Buyer is a first-time Maryland homebuyer, Buyer and Seller expressly agree, in accordance with Section 14-104(c) of the Real Property Article, Annotated Code of Maryland, that payment of recordation tax and local transfer tax shall be shared equally between the Buyer and Seller unless a "First-time Maryland Homebuyer Transfer and Recordation Tax Addendum" is attached, which contains a different express agreement.

Buyer ____/____

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Seller ____/____

STATE TRANSFER TAX: Under Section 13-203(b) of the Tax-Property Article, Annotated Code of Maryland, the amount of state transfer tax due on the sale of property to a first-time Maryland homebuyer is reduced from 0.50% to 0.25% and shall be paid entirely by the Seller. Buyer is hereby notified that to ensure receipt of the above reduction, Buyer should so indicate on Page 10 of this Contract and complete the required affidavit at settlement indicating that the Buyer is a first-time Maryland homebuyer.

25. BROKER LIABILITY: Brokers, their agents, subagents and employees do not assume any responsibility for the condition of the Property or for the performance of this Contract by any or all parties hereto. By signing this Contract, Buyer and Seller acknowledge that they have not relied on any representations made by Brokers, or any agents, subagents or employees of Brokers, except those representations expressly set forth in this Contract.

26. BROKER'S FEE: All parties irrevocably instruct the settlement officer to collect the fee or compensation and disburse same according to the terms and conditions provided in the listing agreement and/or agency representation agreement. Settlement shall not be a condition precedent to payment of compensation.

27. SELLER RESPONSIBILITY: Seller agrees to keep existing mortgages free of default until settlement. All violation notices or requirements noted or issued by any governmental authority, or actions in any court on account thereof, against or affecting the Property at the date of settlement of this Contract, shall be complied with by Seller and the Property conveyed free thereof. The Property is to be held at the risk of Seller until legal title has passed or possession has been given to Buyer. If, prior to the time legal title has passed or possession has been given to Buyer, whichever shall occur first, all or a substantial part of the Property is destroyed or damaged, without fault of Buyer, then this Contract, at the option of Buyer, upon written notice to Seller, shall be null and void and of no further effect, and the deposits shall be disbursed in accordance with the Deposit paragraph of this Contract.

28. BUYER RESPONSIBILITY: If Buyer has misrepresented Buyer's financial ability to consummate the purchase of the Property, or if this Contract is contingent upon Buyer securing a written commitment for financing and Buyer fails to apply for such financing within the time period herein specified, or fails to pursue financing diligently and in good faith, or if Buyer makes any misrepresentations in any document relating to financing, or takes (or fails to take) any action which causes Buyer's disqualification for financing, then Buyer shall be in default; and Seller may elect by written notice to Buyer, to terminate this Contract and/or pursue the remedies set forth under the Default paragraph of this Contract.

29. HOMEOWNER'S ASSOCIATION: The Property is not part of a development subject to the imposition of mandatory fees as defined by the Maryland Homeowner's Association Act, unless acknowledged by attached addendum.

30. GROUND RENT: If the Property is subject to ground rent and the ground rent is not timely paid, the ground lease holder (i.e., the person to whom the ground rent is payable) may bring an action under Section 8-402.3 of the Real Property Article, Annotated Code of Maryland. As a result of this action, a lien may be placed upon the property. If the Property is subject to ground rent, Sections 14-116 and 14-116.1 of the Real Property Article provide the purchaser, upon obtaining ownership of the Property, with certain rights and responsibilities relative to the ground rent. (If the Property is subject to ground rent: See Property Subject to Ground Rent Addendum.)

31. SALE/SETTLEMENT OR LEASE OF OTHER REAL ESTATE: Neither this Contract nor the granting of Buyer's loan referred to herein is to be conditioned or contingent in any manner upon the sale, settlement and/or lease of any other real estate unless a contingency for the sale, settlement and/or lease of other real estate is contained in an addendum to this Contract. Unless this Contract is expressly contingent upon the sale, settlement and/or lease of any other real estate, Buyer shall neither apply for nor accept a financing loan commitment which is contingent upon or requires as a pre-condition to funding that any other real estate be sold, settled and/or leased.

32. LEASES: Seller may neither negotiate new leases nor renew existing leases for the Property which extend beyond settlement or possession date without Buyer's written consent.

33. DEFAULT: Buyer and Seller are required and agree to make full settlement in accordance with the terms of this Contract and acknowledge that failure to do so constitutes a breach hereof. If Buyer fails to make full settlement or is in default due to Buyer's failure to comply with the terms, covenants and conditions of this Contract, the initial Deposit and additional Deposits (the "Deposit") may be retained by Seller as long as a Release of Deposit Agreement is signed and executed by all parties, expressing that said Deposit may be retained by Seller. In the event the parties do not agree to execute a Release of Deposit Agreement, Buyer and Seller shall have all legal and equitable remedies. If Seller fails to make full settlement or is in default due to Seller's failure to comply with the terms, covenants and conditions of this Contract, Buyer shall be entitled to pursue such rights and remedies as may be available, at law or in equity, including, without limitation, an action for specific performance of this Contract and/or monetary damages. In the event of any litigation or dispute between Buyer and Seller concerning the release of the Deposit, Broker's sole responsibility may be met, at Broker's option, by paying the Deposit into the court in which such litigation is pending, or by paying the Deposit into the court of proper jurisdiction by an action of interpleader. Buyer and Seller agree that, upon Broker's payment of

Buyer ____/____

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Seller ____/____

the Deposit into the court, neither Buyer nor Seller shall have any further right, claim, demand or action against Broker regarding the release of the Deposit; and Buyer and Seller, jointly and severally, shall indemnify and hold Broker harmless from any and all such rights, claims, demands or actions. In the event of such dispute and election by Broker to file an action of interpleader as herein provided, Buyer and Seller further agree and hereby expressly and irrevocably authorize Broker to deduct from the Deposit all costs incurred by Broker in the filing and maintenance of such action of interpleader including but not limited to filing fees, court costs, service of process fees and attorneys' fees, provided that the amount deducted shall not exceed the lesser of \$500 or the amount of the Deposit held by Broker. All such fees and costs authorized herein to be deducted may be deducted by Broker from the Deposit prior to paying the balance of the Deposit to the court. Buyer and Seller further agree and expressly declare that all such fees and costs so deducted shall be the exclusive property of Broker. If the amount deducted by Broker is less than the total of all of the costs incurred by Broker in filing and maintaining the interpleader action, then Buyer and Seller jointly, and severally, agree to reimburse Broker for all such excess costs upon the conclusion of the interpleader action.

34. MEDIATION OF DISPUTES: Mediation is a process by which the parties attempt to resolve a dispute or claim with the assistance of a neutral mediator who is authorized to facilitate the resolution of the dispute. The mediator has no authority to make an award, to impose a resolution of the dispute or claim upon the parties or to require the parties to continue mediation if the parties do not desire to do so. Buyer and Seller agree that any dispute or claim arising out of or from this Contract or the transaction which is the subject of this Contract shall be mediated through the Maryland Association of REALTORS®, Inc. or its member local boards/associations in accordance with the established Mediation Rules and Guidelines of the Association or through such other mediator or mediation service as mutually agreed upon by Buyer and Seller, in writing. Unless otherwise agreed in writing by the parties, mediation fees, costs and expenses shall be divided and paid equally by the parties to the mediation. If either party elects to have an attorney present that party shall pay his or her own attorney's fees.

Buyer and Seller further agree that the obligation of Buyer and Seller to mediate as herein provided shall apply to all disputes or claims arising whether prior to, during or within one (1) year following the actual contract settlement date or when settlement should have occurred. Buyer and Seller agree that neither party shall commence any action in any court regarding a dispute or claim arising out of or from this Contract or the transaction which is the subject of this Contract, without first mediating the dispute or claim, unless the right to pursue such action or the ability to protect an interest or pursue a remedy as provided in this Contract, would be precluded by the delay of the mediation. In the event the right to pursue such action, or the ability to protect an interest or pursue a remedy would be precluded by the delay, Buyer or Seller may commence the action only if the initial pleading or document commencing such action is accompanied by a request to stay the proceeding pending the conclusion of the mediation. If a party initiates or commences an action in violation of this provision, the party agrees to pay all costs and expenses, including reasonable attorneys' fees, incurred by the other party to enforce the obligation as provided herein. The provisions of this paragraph shall survive closing and shall not be deemed to have been extinguished by merger with the deed.

35. ATTORNEY'S FEES: In any action or proceeding between Buyer and Seller based, in whole or in part, upon the performance or non-performance of the terms and conditions of this Contract, including, but not limited to, breach of contract, negligence, misrepresentation or fraud, the prevailing party in such action or proceeding shall be entitled to receive reasonable attorney's fees from the other party as determined by the court or arbitrator. In any action or proceeding between Buyer and Seller and/or between Buyer and Broker(s) and/or Seller and Broker(s) resulting in Broker(s) being made a party to such action or proceeding, including, but not limited to, any litigation, arbitration, or complaint and claim before the Maryland Real Estate Commission, whether as defendant, cross-defendant, third-party defendant or respondent, Buyer and Seller jointly and severally, agree to indemnify and hold Broker(s) harmless from and against any and all liability, loss, cost, damages or expenses (including filing fees, court costs, service of process fees, transcript fees and attorneys' fees) incurred by Broker(s) in such action or proceeding, providing that such action or proceeding does not result in a judgment against Broker(s).

As used in this Contract, the term "Broker(s)" shall mean: (a) the two (2) Brokers as identified on Page 11 of this Contract; (b) the two (2) named Sales Associates identified on Page 11 of the Contract; and (c) any agent, subagent, salesperson, independent contractor and/or employees of Broker(s). The term "Broker(s)" shall also mean, in the singular, any or either of the named Broker(s) and/or Sales Associate(s) as identified or, in the plural, both of the named Brokers and/or Sales Associates as identified.

This Paragraph shall apply to any and all such action(s) or proceeding(s) against Broker(s) including those action(s) or proceeding(s) based, in whole or in part, upon any alleged act(s) or omission(s) by Broker(s), including, but not limited to, any alleged act of misrepresentation, fraud, non-disclosure, negligence, violation of any statutory or common law duty, or breach of fiduciary duty by Broker(s). The provision of this Paragraph shall survive closing and shall not be deemed to have been extinguished by merger with the deed.

Buyer ____/____

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Seller ____/____

36. NOTICE OF BUYER'S RIGHT TO SELECT SETTLEMENT SERVICE PROVIDERS: Buyer has the right to select Buyer's own title insurance company, title lawyer, settlement company, escrow company, mortgage lender or financial institution as defined in the Financial Institutions Article, Annotated Code of Maryland. Buyer acknowledges that Seller may not be prohibited from offering owner financing as a condition of settlement.

37. LIMITED WARRANTY: NOTICE TO BUYER: IF A WARRANTY PLAN IS BEING OFFERED WITH THE PURCHASE OF THE PROPERTY, IT MAY BE A LIMITED WARRANTY. SINCE SUCH WARRANTY PLANS DO NOT COVER STRUCTURAL DEFECTS AND MAY NOT COVER PRE-EXISTING DEFECTS, BUYER SHOULD REQUEST THE REAL ESTATE AGENT TO PROVIDE BUYER WITH ANY BROCHURE WHICH DESCRIBES THE PLAN IN ORDER TO DETERMINE THE EXTENT OF COVERAGE PROVIDED BY THE WARRANTY.

38. PROPERTY INSURANCE BROCHURE: An informational brochure published by the Maryland Association of REALTORS®, Inc. titled "The New Reality of Property Insurance – What You Should Know" is available to explain current issues relative to obtaining insurance coverage for the Property to be purchased.

39. GUARANTY FUND: NOTICE TO BUYER: BUYER IS PROTECTED BY THE REAL ESTATE GUARANTY FUND OF THE MARYLAND REAL ESTATE COMMISSION, UNDER SECTION 17-404 OF THE BUSINESS OCCUPATIONS AND PROFESSIONS ARTICLE OF THE ANNOTATED CODE OF MARYLAND, FOR LOSSES IN AN AMOUNT NOT EXCEEDING \$25,000 FOR ANY CLAIM.

40. SINGLE FAMILY RESIDENTIAL REAL PROPERTY DISCLOSURE NOTICE: Buyer is advised of the right to receive a "Disclosure and Disclaimer Statement" from Seller (Section 10-702 Real Property Article, Annotated Code of Maryland).

41. MARYLAND NON-RESIDENT SELLER: If the Property is not the Seller's principal residence and the Seller is a non-resident individual of the State of Maryland or is a non-resident entity which is not formed under the laws of the State of Maryland or qualified to do business in the State of Maryland, a withholding tax from the proceeds of sale may be withheld at the time of settlement except as otherwise provided by Maryland law. (See Maryland Non-Resident Seller Transfer Withholding Tax Addendum.)

42. INTERNAL REVENUE SERVICE FILING: Buyer and Seller each agree to cooperate with the settlement officer by providing all necessary information so that a report can be filed with the Internal Revenue Service, as required by Section 6045 of the IRS Code. To the extent permitted by law, any fees incurred as a result of such filing will be paid by the Seller.

43. NOTICE TO BUYER CONCERNING THE CHESAPEAKE AND ATLANTIC COASTAL BAYS CRITICAL AREA: Buyer is advised that all or a portion of the property may be located in the "Critical Area" of the Chesapeake and Atlantic Coastal Bays, and that additional zoning, land use, and resource protection regulations apply in this area. The "Critical Area" generally consists of all land and water areas within 1,000 feet beyond the landward boundaries of state or private wetlands, the Chesapeake Bay, the Atlantic Coastal Bays, and all of their tidal tributaries. The "Critical Area" also includes the waters of and lands under the Chesapeake Bay, the Atlantic Coastal Bays and all of their tidal tributaries to the head of tide. For information as to whether the property is located within the Critical Area, Buyer may contact the local Department of Planning and Zoning, which maintains maps showing the extent of the Critical Area in the jurisdiction. Allegany, Carroll, Frederick, Garrett, Howard, Montgomery and Washington Counties do not include land located in the Critical Area.

44. WETLANDS NOTICE: Buyer is advised that if all or a portion of the Property being purchased is wetlands, the approval of the U.S. Army Corps of Engineers will be necessary before a building permit can be issued for the Property. Additionally, the future use of existing dwellings may be restricted due to wetlands. The Corps has adopted a broad definition of wetlands which encompasses a large portion of the Chesapeake Bay Region. Other portions of the State may also be considered wetlands. For information as to whether the Property includes wetlands, Buyer may contact the Baltimore District of the U.S. Army Corps of Engineers. Buyer may also elect, at Buyer's expense, to engage the services of a qualified specialist to inspect the Property for the presence of wetlands prior to submitting a written offer to purchase the Property; or Buyer may include in Buyer's written offer a clause making Buyer's purchase of the Property contingent upon a satisfactory wetlands inspection.

45. FOREST CONSERVATION ACT NOTICE: If the Property is a tract of land 40,000 square feet or more in size, Buyer is notified that, unless exempted by applicable law, as a prerequisite to any subdivision plan or grading or sediment control permit for the Property, Buyer will be required to comply with the provisions of the Maryland Forest Conservation Act imposed by Section 5-1601, et seq. of the Natural Resources Article, Annotated Code of Maryland, including, among other things, the submission and acceptance of a Forest Stand Delineation and a Forest Conservation Plan for the Property in accordance with applicable laws and regulations. Unless otherwise expressly set forth in an addendum to this Contract, Seller represents and warrants that the Property is not currently subject to a Forest Conservation Plan,

Buyer ____/____

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Seller ____/____

CONTRACT ACCEPTANCE. ANY PROVISION IN THIS CONTRACT OR OTHER AGREEMENT THAT ATTEMPTS OR PURPORTS TO WAIVE ANY OF THE SELLER'S RIGHTS UNDER SECTION 7-310 IS VOID.

51. NON-ASSIGNABILITY: This Contract may not be assigned without the written consent of Buyer and Seller. If Buyer and Seller agree in writing to an assignment of this Contract, the original parties to this Contract remain obligated hereunder until settlement.

52. PARAGRAPH HEADINGS: The Paragraph headings of this Contract are for convenience and reference only, and in no way define or limit the intent, rights or obligations of the parties.

53. COMPUTATION OF DAYS: As used in this Contract, and in any addendum or addenda to this Contract, the term "days" shall mean consecutive calendar days, including Saturdays, Sundays, and holidays, whether federal, state, local or religious. A day shall be measured from 12:00:01 a.m. to and including 11:59:59 p.m. E.S.T. For the purposes of calculating days, the count of "days" shall begin on the day following the day upon which any act or notice as provided in this Contract, or any addendum or addenda to this Contract, was required to be performed or made.

54. ENTIRE AGREEMENT: This Contract and any addenda thereto contain the final and entire agreement between the parties, and neither they nor their agents shall be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained. The parties to this Contract mutually agree that it is binding upon them, their heirs, executors, administrators, personal representatives, successors and, if permitted as herein provided, assigns. Once signed, the terms of this Contract can only be changed by a document executed by all parties. This Contract shall be interpreted and construed in accordance with the laws of the State of Maryland. It is further agreed that this Contract may be executed in counterparts, each of which when considered together shall constitute the original Contract.

55. ELECTRONIC DELIVERY: The parties agree that this Contract offer shall be deemed validly executed and delivered by a party if a party executes this Contract and delivers a copy of the executed Contract to the other party by telefax or telecopier transmittal, or delivers a digital image of the executed document by email transmittal.

_____ Buyer's Signature	_____ Date	_____ Seller's Signature	_____ Date
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_____ Buyer's Signature	_____ Date	_____ Seller's Signature	_____ Date
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DATE OF CONTRACT ACCEPTANCE: _____

Contact Information: _____
BUYER / NAME(S): _____
MAILING ADDRESS: _____

☐ Check if First-Time Maryland Homebuyer

SELLER / NAME(S): _____
MAILING ADDRESS: _____

Buyer ____/____

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Seller ____/____

Information provided for reference only:

LISTING BROKER: _____ BRANCH OFFICE: _____
OFFICE PHONE: _____ FAX: _____ BROKER/AGENT MLS ID: _____
OFFICE ADDRESS: _____
SALES ASSOCIATE: _____ E-Mail: _____ PHONE: _____
ACTING AS: ☐ LISTING BROKER AND SELLER AGENT; OR
☐ INTRA - COMPANY AGENT WITH BROKER AS DUAL AGENT

SELLING BROKER: _____ BRANCH OFFICE: _____
OFFICE PHONE: _____ FAX: _____ BROKER/AGENT MLS ID: _____
OFFICE ADDRESS: _____
SALES ASSOCIATE: _____ E-Mail: _____ PHONE: _____
ACTING AS: ☐ SELLER AGENT (WHETHER "COOPERATING AGENT" OR "SELLING AGENT"); OR
☐ BUYER AGENT; OR
☐ INTRA - COMPANY AGENT WITH BROKER AS DUAL AGENT

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A.14 Southern Maryland Addendum to State Contract



SOUTHERN MARYLAND ADDENDUM TO STATE CONTRACT

This is an addendum to the Maryland State Association of REALTORS® Standard Contract.
To the extent there is a conflict between the State Contract and this Addendum, the terms of this Addendum shall control.

THIS ADDENDUM No. _____ to Contract dated the _____ day of _____, _____, by and between _____ and _____, "Seller", and _____ and _____, "Buyer", for property located at _____ MD.

1. **HEATING AND COOKING FUEL.** Any heating or cooking fuels remaining in supply tank(s) at settlement shall convey as follows: (check one)
____ Buyer shall have the fuels measured by a supplier of fuel, and shall reimburse Seller according to the price of the fuel on day of settlement.
____ Fuels remaining in supply tanks shall convey to Buyer at no charge.
2. **CASH/CONVENTIONAL FINANCING APPRAISAL CONTINGENCY.** Addendum attached _____ Yes _____ No.
3. **CONVENTIONAL OR RDFA LENDER REQUIREMENTS.** Seller agrees to comply with RDFA or Conventional lender requirements or repairs, including appraisal compliances, where applicable, for the processing of the loan, so long as the cost of same (exclusive of termite, well, water contamination and septic repairs) does not exceed \$_____.
4. **INCLUSIONS/EXCLUSIONS.** The purchase price shall also include the following, AS AND IF NOW INSTALLED IN OR ON THE PREMISES: lighting fixtures, awnings, trees, shrubbery and plants.
5. **PROPERTY DESCRIPTION:** The property to be conveyed hereby is also known as Lot No. _____ (____), of _____ Subdivision, and contains approximately _____ (____) acres.
6. **WATER QUALITY TESTING.** Addendum attached _____ Yes _____ No.
7. **ON-SITE SEWAGE DISPOSAL SYSTEM (SEPTIC) TESTING.** In the event Property is serviced by a septic system, Seller, at Seller's expense, agrees to provide Buyer with a certification that the septic system is in proper operating condition based on dye test and visual inspection. In the event Buyer elects testing other than the dye test, "On-Site Sewage Disposal System Addendum" must be attached.
Addendum attached _____ Yes _____ No.
8. **POSSESSION/OCCUPANCY.** Seller agrees to give possession and occupancy at the time of settlement, and in the event Seller shall fail to do so, Seller shall be a tenant at sufferance of the Buyer and liable for all damages. Seller hereby waives all notice to quit as provided by the laws of the State of Maryland.
9. **FIRE RETARDANT TREATED WOOD. NOTICE TO BUYER.** Buyer is advised that the Property may have been constructed with the use of fire-retardant treated ("FRT") wood. In some situations, the use of FRT plywood as roof sheathing has resulted in the loss of wood strength through thermal degradation. The extent of such degradation depends upon the particular fire retardant treatment used, the temperature levels in the roof and attic system and the amount of moisture present in the roof and attic system. For information as to whether the Property was constructed with FRT wood, you may contact the local Department of Licensing and Regulation, building inspector or appropriate local authority. You may also elect at your expense to engage the services of a qualified engineer or building specialist to inspect the Property for the presence of FRT wood and the extent of any thermal degradation prior to submitting a written offer to purchase the Property, or you may include in your offer, subject to Seller's acceptance, a clause making your purchase contingent upon a satisfactory FRT wood inspection. Addendum attached _____ Yes _____ No.
10. **SURVIVAL OF DEED.** The provisions of this entire contract of sale shall survive delivery of the deed and shall not be merged therein.
11. **ZONING/LAND USE.** Seller certifies that Seller has no knowledge of any published preliminary or adopted land use plan or adopted zoning map amendment which may result in condemnation or taking of any part of Seller's Property. Further, Seller has made no representations regarding land use, roads, highways, parks, transportation, rezoning, etc., and Buyer is not relying on Seller to make such representations. Buyer acknowledges that Buyer is aware that information relative to government plans for land use, roads, highways, parks, transportation, rezoning, etc., is available for inspection at the Planning & Zoning Department at the County Court House or the County Administration Building.
12. **MILITARY AIRCRAFT OPERATIONS.** The Property may be located within or near several military aircraft operation centers located in Calvert County, Charles County, Prince George's County or St. Mary's County. Properties located within or near such military aircraft operation centers may be impacted by varying degrees of noise levels and potential military aircraft accidents as well as noise from gunfire or explosive testing. The following is a description of such military aircraft operation centers; however, the following list is not all-inclusive:
 - (A) **Naval Air Station, Patuxent River, MD.** typically conducts flight operations seven days per week, between 8 a.m. and 11 p.m. However, infrequent flight operations occur outside these times. The effects from the Navy's flight operations extend beyond the boundaries of the naval facility. The present level and type of operations will continue for the foreseeable future. For additional information, contact the NAS Patuxent River Public Affairs Office.
 - (B) **Naval Surface Warfare Center, Dahlgren Division, Dahlgren, VA.** typically conducts operations five days per week, between 8 a.m. and 4 p.m. However, infrequent operations occur outside these times. The present level and type of operations will continue for the foreseeable future. For additional information, contact the Naval Surface Warfare Center, Dahlgren Division, Public Affairs Office.

Buyers' initials

Page 1 of 1

Sellers' Initials

(C) **Naval Surface Warfare Center, Indian Head Division, (IHDIV), Indian Head, Md., and Naval Explosive Ordnance Disposal Technology Division (NAVEODTECHDIV), Indian Head, Md.,** typically conduct explosive testing, evaluation and training operations five to seven days per week, between 7 a.m., and 4 p.m. However, infrequent operations occur outside these times. Sound from the training and testing may result in sporadic noise from helicopters, traffic, construction and industrial operations, and extend beyond the boundaries of the facility. The IHDIV Goddard Power Plant operates 24 hours per day and steam releases can sometimes be heard outside the facility. The present level and type of operations will continue for the foreseeable future. For additional information, contact the IHDIV or NAVEODTECHDIV Public Affairs Office.

(D) **Andrews Air Force Base** typically conducts flight operations seven days per week, twenty-four hours daily. The effects from Air Force, Army and civilian flight operations extend beyond the boundaries of the facility. The present level and type of operations will continue and may increase for the foreseeable future. For additional information, contact the Andrews Air Force Base Public Affairs Office.

Buyer acknowledges that Buyer, prior to the submission of a written offer to purchase the Property, is solely responsible to contact the military aircraft operation centers, as identified above, which may impact upon the Property in order to ascertain the potential noise levels and accident probabilities in relation to the location of the Property within or near one or more of the above military aircraft operation centers.

13. **ST. MARY'S COUNTY TRANSFER TAX EXEMPTION.** If the property being purchased is **owner-occupied residential** improved property located in ST. MARY'S COUNTY, Buyer is entitled to an exemption from the St. Mary's County transfer tax of the first \$30,000 of the consideration paid for the property. Unless the Seller has agreed in writing to pay the entire St. Mary's County transfer tax, the full \$30,000 exemption shall inure to the benefit of Buyer.

14. **RIGHT TO FARM ORDINANCE - CHARLES COUNTY AND ST. MARY'S COUNTY.** If the Property is located in Charles County or St. Mary's County, the following Disclosure Notice, if applicable, is required and is attached:

A. **CHARLES COUNTY REAL ESTATE TRANSFER DISCLOSURE NOTICE - RIGHT TO FARM ORDINANCE.** If the Property being purchased is located in Charles County, Seller is required, prior to or upon transfer of the Property, to provide Buyer with a Real Estate Transfer Disclosure Statement advising the Buyer of the existence of the Charles County Right To Farm Ordinance, which Statement is required to be in such form as required by the laws of Charles County.

Real Estate Transfer Disclosure Statement attached?

_____ Yes _____ NO (Not applicable)

B. **ST. MARY'S COUNTY REAL ESTATE TRANSFER DISCLOSURE NOTICE - RIGHT TO FARM ORDINANCE.** If the Property being purchased or leased is located in St. Mary's County, the transferor is required, prior to or upon transfer of the Property, to provide the Purchaser or Lessee with a Real Estate Transfer Disclosure Statement advising the Purchaser or Lessee of the existence of the St. Mary's County Right To Farm Ordinance, which Statement is required to be in such form as required by the laws of St. Mary's County.

Real Estate Transfer Disclosure Statement attached?

_____ Yes _____ NO (Not applicable)

15. **ADDITIONAL PROVISIONS:** _____

16. The total number of Addenda attached to this Contract of Sale including this Addendum is _____.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals.

 Buyer's Signature Date Seller's Signature Date

 Buyer's Signature Date Seller's Signature Date

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 (Rev. 1/2008)

 Buyers' initials Page 2 of 2 Sellers' Initials

A.15 Multi Year Encroachment Partnering Agreement

MULTI-YEAR ENCROACHMENT PARTNERING PROTECTION AGREEMENT

BETWEEN

**THE UNITED STATES OF AMERICA
DEPARTMENT OF NAVY**

and

**FAUQUIER COUNTY, VA,
STAFFORD COUNTY, VA,
NORTHERN VIRGINIA CONSERVATION TRUST,
PRINCE WILLIAM CONSERVATION ALLIANCE,
&
LAND TRUST OF VIRGINIA**

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ATTACHMENT “A” Map

ATTACHMENT “B” Form of Parcel-Specific Agreement.

ATTACHMENT “C” Form of Easement.

ARTICLE I - SCOPE, PURPOSE AND AUTHORITY

Section 101 General

a. This is a multiple-year, multiple-party agreement (“Agreement”) between The United States of America, acting by and through The Department of the Navy (“Navy”), Fauquier County, Virginia, Stafford County, Virginia, The Northern Virginia Conservation Trust, a Virginia non-profit corporation (“NVCT”), the Prince William Conservation Alliance (PWCA), and the Land Trust of Virginia (“LTV”), concerning the identification and purchase of long-term interests in multiple parcels of land in furtherance of the objectives of this Agreement and, when applicable, for the management of natural resources including the establishment and management of wetland mitigation banks and conservation mitigation banks. Hereinafter, Navy, Fauquier County, Stafford County, NVCT, PWCA, and LTV are sometimes referred to collectively as the “Parties” and individually as a “Party.” The Parties have entered into this Agreement to establish the terms and conditions applicable to the contribution of Federal and non-Federal funds for acquisition of long-term interests in parcels of land in the vicinity of the Marine Corps Base Quantico including the Marine Corps Air Facility, Quantico (“MCB Quantico”) in accordance with the provisions of Title 10 of the United States Code, §2684a (hereinafter, “10 U.S.C. §2684a”).

b. This Agreement, including Attachments “A”, “B” and “C”, includes all terms and conditions related to Navy's contribution of funds for the above stated purpose. Attachments “A”, “B” and “C” are attached hereto and made an integral part of this Agreement.

c. 10 U.S.C. §2684a provides authority for the Navy to enter into agreements with eligible entities to share acquisition costs of real property in the vicinity of, or ecologically related to military installations for the purpose of preserving property that provides habitat in a manner that relieves or eliminates current or anticipated restrictions that inhibit military testing, operations or training, or limits incompatible development in the vicinity of military installations. As provided in 10 U.S.C. §2684a, the Navy intends to accept Restricted Easement or Conservation Easement (generally, “Easement”) interests in substantially the form of Attachment “C” (or other mutually acceptable and appropriate realty interests) to ensure that the property concerned is not developed and is used in a manner that is detrimental to the mission of the military installations or, to ensure the property is used in such a way to eliminate or relieve current or anticipated environmental restrictions that reduces or eliminates environmental restrictions on the installation.

d. Agriculture is the leading industry in Fauquier County, Virginia. A critical mass of farmland is necessary for the continued vitality of the economic engine of production agriculture. Farmland owners interested in preserving their farm and natural character of their property may be eligible to have development rights purchased by the County. The Fauquier County Board of Supervisors formally established the Purchase of Development Rights (PDR) Program, a voluntary program that pays landowners to protect the farmland and natural resource assets of their property. The PDR Program allows landowners to enter into agreements to sell the development potential of qualifying property to the County while maintaining the right to continue to own and use the property. The purpose of the PDR Program will be to protect farmland and retain the agricultural industry’s critical mass, in particular, farm parcels that are economically viable operations

e. Stafford County has enjoyed a long history of partnership and mutual cooperation with Marine Corps Base Quantico and other entities of the Department of Defense and the federal

government that are located in the County. A portion of Marine Corps Base Quantico is in Stafford, which lies directly south of the base, and this proximity has resulted in many successful collaborations on a variety of issues. Stafford is working with Quantico on a joint land use study that examines quality of life, public health, safety and welfare responsibilities for both residents of the base and Stafford County. Partnering with the Navy to preserve critical buffer areas near military installations continues that spirit of cooperation and support.

f. The Northern Virginia Conservation Trust (NVCT) is a private, non-profit corporation organized under Sec. 501(c)(3) of the Internal Revenue Code (26 U.S.C. 501(c)(3)) and registered to do business in the Commonwealth of Virginia. NVCT is governed by a volunteer Board of Directors and is dedicated to protecting and expanding the natural, cultural, and historic resources of Northern Virginia. As part of its mission, NVCT acquires interests in property through the use of conservation easements, options to purchase, fee simple purchases and other methods of acquisition. NVCT is a qualified holder of conservation easements pursuant to 26 U.S.C. § 170(h).

g. PWCA is a nonprofit watershed organization working to conserve natural resources through stewardship, recreation and education

h. LTV is a Private non-profit corporation organized under Section 501(c)(3) of the IRS code 26 U.S.C. 501 (c) (3) and registered to do business in Virginia. LTV is governed by volunteer Board of Directors dedicated to helping landowners to voluntarily limit development while keeping the land open for forestry, farming & recreation. LTV works with local governments that are interested in constructing an easement policy or working together on projects and co-holding the resulting easements. LTV is a qualified holder of conservation easements pursuant to 26 U.S.C. § 170(h).

i. This Agreement contemplates the Navy working with and or Fauquier County, Stafford,, NVCT, PWCA, or LTV in connection with the acquisition of Easements and other real property interests, which may include, at the Navy's option, and with the agreement of the transacting Partner, payment toward the management of natural resources including the establishment and management of wetland mitigation banks and conservation mitigation banks.. The term "Partner" pursuant to this Agreement shall mean and refer to Fauquier County, Stafford County, NVCT, PWCA, or LTV and "All Partners" means Fauquier County, Stafford County, NVCT, PWCA, and LTV collectively.

j. The Parties may acquire certain real property interests in multiple parcels of land ("Property," "Property Interest" or "Property Interests") in the vicinity of MCB Quantico for purposes that are consistent with its mission, land and natural resources conservation objectives, preservation goals and the limitation of incompatible land development. Each acquisition would be accomplished with a transaction involving one or more Partners, the Navy and parcels of land acceptable and appropriate to the Navy and Partner engaged in the particular transaction (in each case, the "Transacting Partner"). The Navy may contribute Federal funds to assist in this acquisition initiative in accordance with 10 U.S.C. §2684a and applicable laws, regulations and guidance.

Section 102 Scope

The scope of this Agreement is to establish terms and conditions applicable to the contribution of funds to assist in the acquisition and natural resource management of Property Interests in the vicinity of MCB Quantico and the other above-described conservation areas. The contribution of funds by each Party is subject to their individual policies and procedures.

END - ARTICLE I

ARTICLE II - OBLIGATIONS OF THE PARTIES

Section 201 General

a. The Parties intend to work together to limit development that is incompatible with the mission of MCB Quantico and with conservation objectives around the installation by acquiring interests in certain real property located in the vicinity of, or ecologically related to, MCB Quantico. It is understood that Navy, Fauquier County, Stafford County, NVCT, PWCA, or LTV may coordinate, when feasible and appropriate, with other land management entities, public agencies, and non-governmental organizations with interest in, or jurisdiction over, the properties identified and prioritized by the Parties under this MOU. This Agreement in no way restricts the Parties from participating in similar activities to acquire real estate interests identified herein or other properties with other public or private agencies, organizations, or individuals.

b. The Parties agree that it is a worthwhile goal to develop procedures and criteria for acquisition of Easements or other Property Interests in conjunction with a viable program for acquisition of certain property rights which will serve the interests of the Parties by encouraging patterns of community growth in areas, and in a manner, that will not encroach upon the operations and mission of MCB Quantico (inclusive of its special use airspace and safety and noise zones), and will preserve and conserve natural habitat and habitat values.

c. The Partners shall not transfer to Navy, nor shall Navy accept, responsibilities for land stewardship for any Property Interests acquired pursuant to this Agreement. However, in accordance with Section (d)(3) of 10 U.S.C. §2684a, the Navy may, at its sole discretion, undertake or pay all or a portion of the costs of such natural resource management as may be appropriate and needed for a particular Property Interest acquired pursuant to this Agreement. Each Partner shall have the right to transfer any Property Interest it may acquire pursuant to this Agreement to a public agency or any other private organization that has as its stated principal organizational purpose or goal the conservation, restoration, or preservation of land and natural resources, or a similar purpose or goal.

d. The Partners are not in any manner an agent of the Navy and shall not represent themselves as such. The Partners are independent entities which freely negotiate real estate actions anywhere and anytime they desire and do so at their own risk. In addition, Navy may enter into agreements with other organizations, including other Government entities to attempt to acquire parcels identified in Attachment A when determined to be in the best interest of the Government. In transactions with the Navy, the Partners shall not incur any liability or responsibility for payment by the Navy of any relocation or other benefits under the Uniform Relocation Assistance and Land Acquisition Policies Act of 1970 (Public Law 91-646).

Section 202 Obligations of the Parties

a. All Partners shall work with the Navy and third parties on the acquisition of Easements or other Property Interests in accordance with the terms of this Agreement and any parcel-specific agreement entered into by the Navy and a Transacting Partner pursuant to this agreement ("Parcel-Specific Agreement").

b. The Parties shall provide sufficient funds to pay their share of allowable costs incurred in performance of this Agreement according to the terms and conditions for payment under Article IV.

c. Unless expressly provided to the contrary, whenever the terms of this Agreement provide for coordination and/or approval by any of the Parties, the Parties shall not unreasonably withhold such coordination and/or approval. Any request for action by any of the Parties shall be considered and acted upon in a timely fashion.

d. Payment obligations of the Navy are subject to the availability of Federal funds for any given purchase. No provision herein shall be interpreted to require obligation or payment of funds in violation of the Anti-Deficiency Act, 31 U.S.C. 1341, or other applicable Federal law. The payment obligations of each Partner are subject to that Partner successfully obtaining funds (public and private grant funds from third parties) in an amount sufficient to consummate the acquisitions contemplated in this Agreement.

e. The obligations of each Party are subject to each of the following conditions, and there shall be no obligation on the part of a Party for a specific transaction until each of these conditions is met:

1. Each Party shall have authorized and approved, in its sole discretion, this Agreement.
2. The Navy and a Transacting Partner shall have identified and agreed upon the acquisition of a specific Property Interest and entered into a "Parcel-Specific Agreement" in substantially the form of Attachment "B", provided, however, that the precise terms of any particular Parcel-Specific Agreement may need to be modified in a manner acceptable to both the Navy and the Transacting Partner to reflect the circumstances of a particular transaction (for example, without limitation, to include any changes reflecting the Property Interest to be granted to the Navy, any natural resource management costs of an acquired Property Interest to be paid by the Navy, or any requirements of a Transacting Partner's third party funding source);
3. The Navy and the Transacting Partner shall have reviewed and approved, in their respective sole discretion, the environmental, hazardous materials, title and other conditions of each Property Interest to be acquired or conveyed under this Agreement; and
4. The landowner under the relevant Purchase Agreement (as defined below) between the Transacting Partner and such landowner shall have performed his/her/its obligations and the Transacting Partner shall have acquired the relevant Property Interest from such landowner.

Section 203 Acquisition Process

a. The Parties have identified in Attachment "A" priority parcels to be cooperatively pursued by the Parties in partnership that, if Property Interests in these parcels are acquired by the Parties, would provide protection against encroachment for MCB QUANTICO and preserve natural resources in the other above-described conservation areas.

b. Steps of Acquisition.

1. The Parties understand and agree that: (i) All Partners are working as independent entities in the acquisition of Property Interests and not as agents or contractors of the

Navy, and (ii) no Party has any financial or pecuniary liability to the other Parties prior to receipt of necessary approvals and funding for the purchase and conveyance of the Property Interests described in this Agreement.

2. The Transacting Partner shall endeavor to reach agreement with the landowner on the terms and conditions of a purchase agreement, option agreement or a similar arrangement by any other name to purchase a Property Interest (in each case, a “Purchase Agreement”). Should the Transacting Partner decide to acquire a Property Interest, the Transacting Partner shall conduct any and all negotiations with the landowner to develop and finalize the terms and conditions of the acquisition. If the Transacting Partner enters into a Purchase Agreement, it shall provide copies of the fully executed Purchase Agreement (including terms of the purchase price) and any amendments to the Navy.
3. The Transacting Partner shall ensure that each Purchase Agreement allows for a reasonable period of time for due diligence review to allow for the completion of the transaction reviews (including all due diligence) by the Navy and the Transacting Partner (“Due Diligence Period”).
4. During the Due Diligence Period, the Navy and the Transacting Partner shall endeavor to reach agreement on the specific terms and conditions of a Parcel-Specific Agreement, the Easement and any other conveyance documents or related instruments that may be needed to acquire the applicable Property Interest and grant an Easement to the Navy. If the Navy and the Transacting Partner elect to proceed with an acquisition, then prior to the end of the Due Diligence Period, the Navy and Transacting Partner shall execute a mutually acceptable Parcel-Specific Agreement and proceed with the acquisition of the Property Interest and conveyance of an Easement or other Property Interest to the Navy.
5. The Parties acknowledge that the Navy may enter into the transactions contemplated by this Agreement in part to enable the Navy to accrue and use environmental credits for the benefit of MCB Quantico as determined and regulated by the Federal or state agencies, including but not limited to, the United States Fish and Wildlife Services (“USFWS”) as part of a recovery credit system (“RCS”), subject to the USFWS “net benefit to recovery” RCS requirement or such other standard that the USFWS may establish from time to time in the future and any other applicable law as well as any additional terms and conditions that may be included in the Easement. The transactions contemplated by this Agreement will include the acquisition of Property Interests that may or may not result in the Navy being able to accrue and use such recovery credits.
6. The Parties acknowledge that the Transacting Partner may pursue (i) charitable donations from a variety of sources including foundations, landowners, individuals and corporations, or, (ii) State, local or Federal funding, as available. However, Navy or MCB Quantico will not engage in the solicitation of charitable donations and do not authorize charitable donations to be solicited in their names. Subject to the prior written approval of the Navy, the precise terms of any particular Easement or other Property Interest and Parcel Specific Agreement may be modified to satisfy the requirements of third party funding sources identified by the Transacting Partner.

Such modifications may, without limitation, provide for a third party funding source to acquire a Property Interest directly from a landowner and subsequently grant an Easement or other Property Interest to the Navy in accordance with the terms of this Agreement.

c. Acquisition of a Property Interest pursuant to this Agreement may only be accomplished with the voluntary consent of the landowner to the transaction.

d. Title to Property Interests acquired must be in an acceptable form and quality to the Navy and Transacting Partner. Title to an Easement or other Property Interest acquired by the Navy shall comply with “United States Department of Justice Title Standards” and be acceptable to the Navy.

e. Party Contributions.

1. The amount of the Navy's contribution toward any acquisition shall be the lesser of:
(a) fifty percent (50%) of the fair market value of the Property Interest to be acquired by the Transacting Partner from a landowner as determined by an Appraisal in accordance with Section 204 of this Agreement; or (b) the actual purchase price described in a Purchase Agreement between the Transacting Partner and a landowner, or a document representing a similar arrangement by any other name, for the acquisition of a Property Interest to be acquired by the Transacting Partner from the landowner.

f. Either the Navy or the Transacting Partner may elect to not proceed with any particular acquisition if it concludes, at its sole and absolute discretion, that the contribution it would have to make would be inconsistent with its goals and objectives. Additionally, the Partners acknowledges that the Navy may contribute to a particular acquisition only if permitted under the provisions of 10 U.S.C. §2684a, as may be amended from time to time, and that the Navy may elect not to contribute to a particular acquisition if the Appraisal concludes the fair market value of the Easement or other Property Interest to be acquired by the Navy is less than amount specified in paragraph e. herein. The Navy acknowledges that the Transacting Partner may elect not to proceed with the acquisition of a particular Property Interest if the Navy does not contribute the foregoing amount.

g. The Transacting Partner shall be responsible for its share under its agreement with the landowner for the costs and expenses for document preparation, transfer and recording fees and other closing costs associated with the landowner's conveyance of a Property Interest to the Transacting Partner. The Navy shall pay for its share of the costs and expenses for document preparation, transfer and recording fees and other closing costs associated with the Transacting Partner's conveyance of an Easement or other Property Interest to the Navy. Costs or expenses borne by the Parties not otherwise provided for in this Agreement shall be borne by the Party incurring same and shall not form the basis for claim, compensation, or reimbursement between the Parties. The Navy shall neither pay nor reimburse any third party for city, town, or county property taxes and/or assessments.

h. The Parties agree that the Easement or other Property Interest acquired by the Navy shall be appropriately conveyed so as to run with the land in perpetuity.

i. Relocation Assistance:

1. Pursuant to statutory authority, acquisition of any Property Interest under this Agreement must be with the voluntary consent of the landowner. The Navy is not required to provide relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1907 (42 U.S.C. Section 4601 et seq.) where: (a) a landowner sells the Property voluntarily; or (b) where such an acquisition is conducted by a non-federal party without eminent domain powers using Federal funding assistance.
2. In the event a tenant is found on a Property, the Transacting Partner shall notify the Navy in writing. The Navy and Transacting Partner may thereupon elect to: (a) terminate negotiations for acquiring the Property Interest; or (b) allow for a written agreement with the tenant allowing the tenant to remain until the end of the remaining term of his or her tenancy, or another agreement acceptable to the Navy and Transacting Partner to which the tenant voluntarily agrees in writing.
3. The Navy shall have no obligation to pay or reimburse any relocation assistance which may be required to be paid under state law.

j. Each of the Parties agrees to notify the other Parties before issuing press releases, advertisements or other statements to the public in connection with this Agreement.

k. Navy understands that the Partners may seek recovery of the cost of goods and services contributed to acquisition of property or properties made under this agreement from other non-DoD sources to the extent allowed by law; and understands that a Partner may seek or require a contribution for its stewardship and enforcement responsibilities from the landowner(s).

l. To the extent the NVCT provides services to effectuate the acquisition of property or an interest in property under this agreement, the Partners may request that such services be submitted for consideration as an *In Kind* Consideration pursuant to 10 USC §2684a (d)(4)(e)(ii). NAFVAC and MCBQ reserve the right to approve all proposed *In Kind* Consideration.

Section 204 Real Estate Appraisals

a. The Transacting Partner shall obtain an appraisal for the Property Interest to be acquired by the Transacting Partner from a landowner during each Due Diligence Period (each an "Appraisal"). The Transacting Partner shall share the Appraisal with the Navy and the Appraisal shall (1) be subject to the acceptance of both the Navy and the Transacting Partner, which acceptance may be withheld or provided at each of their sole and absolute discretion, (2) appraise the fair market value of the Property Interest to be acquired by the Transacting Partner from a landowner; and (3) conform to Standards Rule 2-2(a) of the Uniform Standards of Professional Practice, the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, and the Uniform Appraisal Standards for Federal Land Acquisitions.

b. The Navy and Transacting Partner shall prepare and approve a scope of work and a budget in advance of entering into a contract with the appraiser who will complete the Appraisal.

c. The Navy may contribute to the cost of an Appraisal.

d. Navy has no obligation under this Agreement to obtain any Appraisal or to use any Appraisal obtained by the Transacting Partner but reserves the right to do so.

Section 205 Land Surveys

a. A Party shall have the right, but not the obligation, to obtain a real property survey concerning any or all of the Property Interests at its sole expense.

b. If a Party obtains a survey concerning any or all of the Property Interests, it shall share a copy of such a survey with the other Party participating in the applicable transaction.

Section 206 Preliminary Title Reports and Title Insurance

a. The Parties shall be responsible for acquiring their own title insurance at their own expense. If either of the Navy or the Transacting Partner's respective reviewing attorneys' title examination reveals exceptions to Property Interests being acquired that is objectionable and that Party is not willing to waive such defect in title, the Transacting Partner shall notify the landowner of such title defects. If the landowner is unable to cure or cause to be cured any such title defect(s) during the Due Diligence Period (or if appropriate, prior to closing), then either Party to such transaction may abandon the acquisition pursuant to this Agreement and the applicable Parcel-Specific Agreement.

b. Upon Navy's payment of the acquisition cost, in accordance with this Agreement and the terms of the Parcel-Specific Agreement, an Easement or other Property Interest shall be conveyed to the Navy and duly recorded.

c. The Navy and Transacting Partner shall provide each other with copies of all exceptions and encumbrances that it may obtain in completing its title due diligence.

Section 207 Environmental Assessments.

a. If the Transacting Partner shall obtain a Phase I Environmental Site Assessment ("Phase I"), the Navy may contribute to the cost.

b. Navy has no obligation under this Agreement to obtain any Phase I or to use any Phase I obtained by the Transacting Partner but reserves the right to do so.

c. Navy shall be responsible for completing any required review under the National Environmental Policy Act (NEPA) required for the acquisition.

END - ARTICLE II

ARTICLE III – FUNDING

Section 301 Funding Limitation

a. The Navy shall obligate funds toward the cost of the Navy acquiring Easements or other Property Interests and, at the Navy's option, toward the management of natural resources including the establishment and management of wetland mitigation banks and conservation mitigation banks. The Navy's funds shall be deposited in one or more escrow accounts to be managed by Navy's designated Escrow Agent. Funds shall be distributed to the Transacting Partner as required for each closing of the acquisition of a Property Interest subject to this Agreement.

b. The Navy shall notify the Partners when additional funds are obligated under this Agreement. Such funding by the Navy is at its sole discretion subject to the availability of appropriated funds. The Navy is under no obligation to deposit additional funds.

Section 302 Limitation on the Availability of Navy Funds for Obligation

Other than the use of funds for acquiring Property Interests and allowable costs incurred by the Parties in performance of this Agreement, including any natural resource management costs of an acquired Property Interest agreed to be paid by the Navy, the Parties intend that Navy shall have no other financial obligations under the terms of this Agreement. No relocation costs or other incidental expenses shall be due the landowner from Navy for any such payments to a third-party unless expressly agreed to by subsequent written agreement of the Parties.

Section 303 Prohibitions on Interest Payments by Federal Agency

The Navy shall not pay the Partners any interest incurred or foregone by the Partners as a result of their participation in land acquisition transactions.

END - ARTICLE III

ARTICLE IV - PAYMENT

Section 401 Payment by Navy

a. Navy shall make available to the Transacting Partner the Navy's share of allowable costs and acquisition funds from escrow pursuant to this Agreement and any Parcel-Specific Agreement in a timely manner upon the Navy's Real Estate Contracting Officer ("RECO") authorization.

b. The funds provided by Navy are to be used solely by the Partners for the items of allowable costs incurred in the performance of this Agreement.

c. The Parties acknowledge that a Party may elect to not consummate an acquisition contemplated under this Agreement, for failure of the funding contingencies described in Sections 102 or 202, or if such Party determines at its sole discretion that there is a problem with the condition of title, hazardous materials or some other risk factor that renders an acquisition inconsistent with the Party's mission or the law.

d. The Transacting Partner, through the Navy's designated local real estate representative, shall promptly deliver to the RECO, Naval Facilities Engineering Command Washington, Washington Navy Yard, DC ("NAVFAC WASHINGTON"), an accounting of funding and disbursements to be made under this Agreement for each Property Interest acquisition. The accounting shall be in the form of a closing statement or statements for each Property Interest acquisition for which Navy funds are to be expended. Appropriate payment documents, such as vouchers or closing statements, for allowable costs shall be submitted to Navy at least twenty one (21) calendar days prior to the closing scheduled for each Property Interest.

e. The Parties shall make records and accounts pertaining to this Agreement available for inspection by Federal auditors and other authorized Federal government officials as may be required by the RECO.

Section 402 Direct Federal Payment of Other Parties' Obligations

In no event, shall Navy make direct payment to any Parties' agent, contractor, employee, contractor employee, or vendor for any costs incurred by the Parties under this Agreement, except for such payments as may be made to and through the escrow company designated by the Navy.

END - ARTICLE IV

ARTICLE V - GENERAL PROVISIONS

Section 501 Term of Agreement

a. This Agreement shall remain in effect for a period of five (5) years with one (1) five year renewal option from the date of its signature unless sooner terminated as provided herein, or unless renewed or extended by mutual agreement of the Parties prior to the expiration of the five-year term of this Agreement.

b. This Agreement may be terminated: (1) at any time by mutual agreement of the Parties, or; (2) by any one Party with thirty (30) calendar days advance written notice to the other Parties. If one party terminates this Agreement with notice to the other Parties, such termination shall be effective exclusively with respect to the terminating Party and the Agreement shall remain in effect with respect to the other Parties.

Section 502 Modification

This Agreement may be modified only by a written instrument signed by the Navy and the Parties, except in the case of an administrative change to modify the line of accounting which may be done unilaterally in writing by the Navy.

Section 503 Sole Benefit

This Agreement is intended for the sole benefit of the Parties and is not intended to create any other beneficiaries.

Section 504 Successors, Assigns, Additional Parties

a. This Agreement may not be assigned by a Party without the express written consent of the other Parties. All covenants made under this Agreement shall bind and inure to the benefit of any successors and assigns of the Parties whether or not expressly assumed or acknowledged by such successors or assigns.

b. This Agreement may be modified from time to time to include additional parties. Such modification(s) shall not be done without the express written consent of the original Parties. All covenants made under this Agreement shall be binding on, and acknowledged by, any future party to this Agreement.

Section 505 Entire Agreement

This Agreement forms the entire agreement between the Parties as to scope and subject matter. All prior discussions and understandings concerning the scope and subject matter are superseded and incorporated by this Agreement.

Section 506 Severability

If any provision of this Agreement is judicially held invalid by a Court of competent jurisdiction, the remainder of this Agreement shall continue in force and effect to the extent not inconsistent with such holding.

Section 507 Waiver of Breach

If a Party waives enforcement of any provision of this Agreement upon any event of breach by another Party, the waiver shall not automatically extend to any additional or future occurrences of breach. The Parties' respective right to the future performance of any such provision(s) and their obligations in respect to such future performance shall continue in full force and effect.

Section 508 Administration

Except as otherwise provided for under this Agreement, the RECO of NAVFAC WASHINGTON shall have complete charge of the administration of this Agreement on behalf of the Navy, including granting any consents, modifications, and/or approvals hereunder, and shall exercise full supervision and general direction thereof insofar as the interests of the Navy are affected. Commander, MCB Quantico, in consultation with the RECO of NAVFAC, shall make all final determinations regarding which properties are to be targeted for selection of acquisition of property interests under this Agreement.

Section 509 Notices

Any notice, transmittal, approval, or other official communication made under this Agreement shall be in writing and shall be delivered by hand, facsimile transmission, or by mail to another other Party or the Parties at the address or facsimile transmission telephone number set forth below or at such other address as may be later designated and such notice shall be effective upon date of receipt:

For the Department of the Navy

Deborah A. Moomey
Real Estate Contracting Officer (AM1)
Naval Facilities Engineering Command Washington
1314 Harwood Street S.E. Building 212
Washington Navy Yard, DC 20374-5018
(Attn: Director of Real Estate, AM1)
Telephone: (202) 685-3069
Fax (202) 685-3350
Email: deborah.moomey@navy.mil

For Fauquier County, Virginia:

Ray Pickering
Director
Department of Agricultural Development
35 Culpeper Street
Warrenton, VA 20186
Telephone: (540) 422-8280
Fax: (540) 422-8277
Email: agdevelopment@fauquiercounty.gov

For Stafford County, Virginia

Kathy Baker
Assistant Director
Department of Planning and Zoning

P.O. Box 339
Stafford, VA 22555
Telephone: (540)658-8668
Email: kbaker@staffordcountyva.gov

For The Northern Virginia Conservation Trust

Nancy Hyde (Interim Executive Director)
Executive Director
4022-A Hummer Road
Annandale, VA 22003
Telephone: (703) 354-5093
Fax: (703) 354-5169
Email: nshyde@nvct.org

Alternate POC
Pat Coady
Board Chairman
Northern Virginia Conservation Trust
4022-A Hummer Road
Annandale, VA 22003
(202) 422-8123
coadyco@earthlink.net

For The Prince William Conservation Alliance

Kim Hosen
Executive Director
Prince William Conservation Alliance
Telephone: (703) 499-4954
Email: khosen@pwconserve.org
Web Page: www.pwconserve.org

For Land Trust of Virginia

Don J. Owen
Executive Director
Land Trust of Virginia
P.O. Box 14
Middleburg, VA 20118
Telephone: (540) 687-8441
Fax: (540) 687-4127
Email: don@landtrustva.org

With Copy To:

Commander, MCB Quantico

David W. Maxwell
Commander
MCB Quantico
Telephone: (703) 784-5900
Email: david.w.maxwell@usmc.mil

Section 510 Execution

This Agreement may be executed in several counterparts,, each of which shall be deemed an original.

Section 511 Conflict of Interest

The Parties shall ensure that their employees are prohibited from using their positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others.

Section 512 Access to and Retention of Records

a. The Parties shall afford any authorized representative of Navy, the Department of Defense, or the Comptroller General access to and the right to examine, audit, or reproduce all closing statements and escrow instructions relating to the acquisition of a Property Interest by a Partner. The Parties shall retain all such records of each acquisition intact, in a legible, certified true form, if not original documents, until three (3) years after the date of each acquisition to which such records pertain.

b. The Parties shall make available records relating to appeals under Article VIII (Enforcement of Claims, Disputes Resolution, and Appeals) of this Agreement or to litigation or the settlement of claims arising under or relating to this Agreement until such appeals, litigation, or claims are finally resolved.

Section 513 Change of Circumstances

Each Party shall promptly notify the other Parties of any change of circumstances, pending litigation, or any other event or condition that may adversely affect the Party's ability to carry out any of its obligations under this Agreement.

Section 514 Liability and Indemnity

Nothing in this Agreement shall be construed as an indemnification by one Party of the others for liabilities of a Party or third persons for property loss or damage or death or personal injury arising out of and during the performance of this Agreement, or arising from any other action that may arise as a result of this Agreement. Any claims or any liabilities or claims for property loss or damage or for death or personal injury by a Party or its agents, employees, contractors or assigns or by third persons, arising out of and during the performance of this Agreement shall be determined according to applicable law. (Also see Section 601 of this Agreement.).

Section 515 Reports

In addition to any financial or other reports required by the terms of this Agreement, Navy may require the each Partner and each Partner may require the Navy to prepare reports or provide information relating to this Agreement or any Parcel-Specific Agreement, Purchase Agreement. Any Party, as the case may be, agrees to provide the reports within a reasonable time of request and in such reasonable detail as may be required by the requesting Party. A “reasonable time” for purposes of this Section 515 shall be a period not to exceed forty-five (45) days, unless a longer period of time is granted by the requesting Party in writing.

Section 516 Negotiations

Negotiations with landowners shall be conducted by the Transacting Partner, or its authorized representative, in a manner intended to assure that the most favorable price and terms are obtained for the Navy and the Transacting Partner. Partners shall make no representations during negotiations regarding their relationship with Navy and MCB Quantico other than what is contained in this Agreement. Failure by a Partner to accurately represent the relationship or the terms of this Agreement will result in termination of this Agreement with respect to that partner. Upon request, the Transacting Partner shall provide information to Navy regarding any negotiations with landowners undertaken in furtherance of this Agreement.

END - ARTICLE V

ARTICLE VI - REPRESENTATIONS AND CERTIFICATIONS

The Parties are required to insert the provisions of Article VI in all contracts issued under this Agreement which are funded with Federal funds, other than Purchase Agreements for real property interests.

Section 601 Applicable Law

This Agreement is incidental to the implementation of a Federal program. Accordingly, this Agreement shall be governed by and construed according to Federal law.

Section 602 Nondiscrimination

The Parties agree that no person shall be denied benefits of, or otherwise be subjected to discrimination in connection with the Parties' performance under this Agreement, on the ground of race, religion, color, national origin, sex or handicap. Accordingly and to the extent applicable, the Parties agree to comply with the following:

- a. Title VII of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.), and DOD regulations (32 CFR Part 195) issued hereunder;
- b. Executive Order 11246 and Department of Labor regulations issued hereunder (41 CFR Chapter 60);
- c. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) and DOD Regulations issued hereunder (32 CFR Part 56); and
- d. The Age Discrimination Act of 1975 (42 U.S.C. § 6101 et seq.) and regulations issued pursuant to the Act. (See 45 CFR Part 90).

Section 603 Lobbying

a. The Parties agree that they shall not expend any funds appropriated by Congress to pay any person for influencing or attempting to influence an officer or employee of any agency, or a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; and, the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b. The Final Rule, New Restrictions on Lobbying, issued by the Office of Management and Budget and the Department of Defense (32 CFR Part 28) to implement the provisions of section 319 of Public Law 101-121 (31 U.S.C. § 1352) is incorporated by reference.

Section 604 Drug-Free Work Place

a. The Parties agree that they shall comply with the provisions of the Drug-Free Work Place Act of 1988 (Public Law 100-690, Title V, Subtitle D; 41 U.S.C. § 701 et seq.) and maintain a drug-free workplace.

b. The Final Rule, Government-Wide Requirements for Drug-Free Workplace (Grants), issued by the Office of Management and Budget and the Department of Defense (32 CFR Part 26,

Subpart f) to implement the provisions of the Drug-Free Work Place Act of 1988 is incorporated by reference and the Parties covenant and agree to comply with all the provisions thereof, including any amendments to the Final Rule that may hereafter be issued.

Section 605 Equal Employment Opportunity

The Parties agree to comply with Executive Order 11246 of September 24, 1965 entitled "Equal Employment Opportunity," as amended by Department of Labor regulations (41 CFR Chapter 60).

Section 606 Communications

Parties may not use this Agreement to indicate that Navy or MCB Quantico endorses or approves of any other activity of the Party not-related to this Agreement. Notifications to the Press and Public regarding any activities undertaken pursuant to this Agreement, shall be approved by all Parties before release.

END - ARTICLE VI

ARTICLE VII - LEGAL AUTHORITY

Section 701 Legal Authority

None of the Parties is under any existing or foreseeable legal disability that would prevent or hinder it from fulfilling the terms and conditions of this Agreement. The Parties shall promptly notify each other of any legal impediment that arises during the term of this Agreement that may prevent or hinder its fulfillment of its obligations under this Agreement.

END - ARTICLE VII

ARTICLE VIII - ENFORCEMENT, CLAIMS, DISPUTES RESOLUTION AND APPEALS

Section 801 Enforcement

The Parties may take such actions to enforce the terms of this Agreement as may be authorized by Federal law.

Section 802 Claims, Disputes Resolution and Appeals

a. Any claim against the Navy made by a Partner arising out of this Agreement shall be presented in writing to the RECO. The claim shall include: the amount of monetary relief claimed or the nature of other relief requested; the basis for relief; and, the documents or other evidence pertinent to the claim.

b. Any claim by a Party shall be made within sixty (60) calendar days after the basis of the claim is known or should have been known, whichever is earlier. It is each Party's duty to include in its claim all information needed to demonstrate its timeliness.

c. Upon receipt of a claim, the RECO shall provide a written decision denying or sustaining the claim, in whole or part, which decision shall include the reason for the action, within sixty (60) calendar days of the date of the receipt of a claim. The determination shall be final unless appealed by the relevant Partner pursuant to the provisions of this section.

d. Alternative Dispute Resolution (ADR).

1. Policy. It is Navy policy to try to resolve all issues concerning this Agreement at the RECO's level. RECO's are encouraged to use ADR procedures to the maximum extent practicable.
2. Procedures. If a Partner decides to appeal a RECO's decision, the RECO shall encourage the Partner to enter into ADR procedures. The ADR procedures to be used shall be agreed to at the time the relevant Parties determine to employ them.

e. Appeals.

1. Appeal Authority. The Navy shall designate an Appeal Authority at the time of receipt of appeal.
2. Right of Appeal. The Partner has the right to appeal a RECO's decision to the Appeal Authority.
3. Appeal Procedures.
 - (a) Notice of appeal. The Partner may appeal a decision of the RECO within ninety (90) calendar days of receiving that decision, by filing a written notice of appeal to the Appeal Authority and to the RECO.
 - (b) Appeal file. Within thirty (30) calendar days of receiving the notice of appeal, the RECO shall forward to the Appeal Authority and the Partner the appeal file, which shall include copies of all documents relevant to the appeal.

- (c) Decision. Any fact-finding or hearing shall be conducted using procedures that the Appeal Authority deems appropriate.
- (d) Nothing in this section is intended to limit the Partner's or the Navy's right to any remedy under Federal law or in equity in an appropriate Federal forum.

Executed this _____ day of _____, 2013

FOR THE DEPARTMENT OF THE NAVY

BY: _____
DEBORAH A. MOOMEY
REAL ESTATE CONTRACTING OFFICER
NAVAL FACILITIES ENGINEERING COMMAND WASHINGTON
WASHINGTON, DC

FOR FAUQUIER COUNTY, VIRGINIA

BY: _____
PAUL S. MCCULLA, COUNTY ADMINISTRATOR

FOR STAFFORD COUNTY, VIRGINIA

BY: _____
ANTHONY ROMANELLO, COUNTY ADMINISTRATOR

FOR THE NORTHERN VIRGINIA CONSERVATION TRUST

BY: _____
NANCY S. HYDE, EXECUTIVE DIRECTOR

FOR THE PRINCE WILLIAM CONSERVATION ALLIANCE

BY: _____
KIM HOSEN, EXECUTIVE DIRECTOR

FOR LAND AND TRUST OF VIRGINIA

BY: _____
BIRGE S. WATKINS, CHAIR

END - ARTICLE VIII

A.16 May / June 2013 Public Meeting Report

MCB Quantico Joint Land Use Study

AECOM
675 N. Washington Street, Suite 300, Alexandria, Virginia 22314
T 703.549.8728 F 703.549.9134
www.aecom.com

Public Meeting Report

Project Name:	Marine Corps Base Quantico Joint Land Use Study	Meeting Dates:	May 29, May 30, and June 12, 2013
Subject/Purpose:	Public Meeting Report	Issuance Date:	July 3, 2013

Public meetings were held on May 29th, May 30th, and June 12th to inform the public about the Marine Corps Base Quantico Joint Land Use Study (JLUS) and provide an opportunity for public comment and input. Public meeting notifications included several email broadcasts to committee members and stakeholder interviewees requesting that they further disseminate announcements to their constituencies; a public meeting announcement flyer; project website postings; and advertisements published in four local newspapers (*Prince William Times*, *Free Lance-Star*, *Stafford County Sun*, and *Fauquier Times-Democrat*). This memo provides an overview of the public input received during the comment period that ended June 30, 2013.

This memo is organized in the following sections:

- A. Meeting Overview
- B. Meeting Content
- C. Comment Forms
- D. Project Emails
- E. Media Coverage

This report does not include the results of the interactive exercise at each meeting which was meant to spur conversation, but was not a scientific survey or statistically valid.



May 29th at Hilldrup Moving & Storage, Stafford County



May 30th at the Edward L. Kelly Leadership Center, Prince William County



June 12th at the "Old" Cedar Run Rescue Squad Building, Fauquier County

A. Meeting Overview

Meeting attendance for each meeting is noted below.

Date	Wednesday, May 29, 2013	Thursday, May 30, 2013	Wednesday, June 12, 2013
Location	Hilldrup Moving & Storage 4022 Jefferson Davis Highway Stafford, VA 22554	Edward L. Kelly Leadership Center 14715 Bristow Road Manassas, VA 20112	"Old" Cedar Run Rescue Squad Building 3558 Catlett Road Catlett, VA 20119
Attendees	28	11	48
Committee Members / Elected Officials Attending	<p>12</p> <p><u>Policy Committee:</u></p> <ul style="list-style-type: none"> PC Chair Supervisor Ty Schieber, Stafford County Board of Supervisors Col David Maxwell, Base Commander, MCB Quantico <p><u>Technical Advisory Group (TAG):</u></p> <ul style="list-style-type: none"> TAG Chair Kathy Baker, Stafford County Brad Johnson, Stafford County TAG Vice-Chair Steve Hundley, MCB Quantico Amy Denn, MCB Quantico Chuck Jenks, MCB Quantico Joe Pereira, MCB Quantico Capt Jarrod Robinson, MCB Quantico John Rosewarne, MCB Quantico Tammy Smith, MCB Quantico <p><u>Other:</u></p> <ul style="list-style-type: none"> Supervisor Jack Cavalier, Stafford County Board of Supervisors 	<p>9</p> <p><u>Policy Committee:</u></p> <ul style="list-style-type: none"> Supervisor Wally Covington, Prince William County Board of Supervisors Col David Maxwell, Base Commander, MCB Quantico <p><u>TAG:</u></p> <ul style="list-style-type: none"> Ray Utz, Prince William County Ric Canizales, Prince William County Susan Roltsch, Prince William County TAG Vice-Chair Steve Hundley, MCB Quantico Amy Denn, MCB Quantico Chuck Jenks, MCB Quantico Capt Craig Olszta, MCB Quantico 	<p>14</p> <p><u>Policy Committee:</u></p> <ul style="list-style-type: none"> Cedar Run District Supervisor D. Lee Sherbeyn, Fauquier County Board of Supervisors Cedar Run District Planning Commissioner Dell Ennis, Fauquier County Col David Maxwell, Base Commander, MCB Quantico <p><u>TAG:</u></p> <ul style="list-style-type: none"> Kimberley Fogle, Fauquier County Don Del Rosso, Fauquier County Miles Friedman, Fauquier County Amy Denn, MCB Quantico Chuck Jenks, MCB Quantico Joe Pereira, MCB Quantico John Rosewarne, MCB Quantico <p><u>Other:</u></p> <ul style="list-style-type: none"> Chair and Scott District Supervisor Holder Trumbo, Fauquier County Board of Supervisors Fauquier County, Center District Planning Commissioner Ken Alm Fauquier County, Marshall District Planning Commissioner and Virginia Outdoors Foundation rep. Bob Lee Scott Leake, Congressman Robert Hurt's Office, 5th District
Media Attendees	<p>2</p> <ul style="list-style-type: none"> Aleks Dolzenko, Stafford County Sun Uriah Kiser, Potomac Local News 	<p>1</p> <ul style="list-style-type: none"> Rose Murphy, Observer News 	<p>1</p> <ul style="list-style-type: none"> Jay Pinsky, Fauquier Times-Democrat
Total # Attendees / Meeting	42	21	63

Summary:

Total Attendees: 126

Total Media Attendees: 4

B. Meeting Content

A consistent meeting format was used for all three meetings as described below:

1. **Registration and Open House** – Participants registered at the sign-in table and were given printed comment forms to mail or hand in and a copy of the Presentation (participants at the May 29th meeting did not receive copies of the Presentation). Maps were displayed on boards for the public to view and comment on. Base personnel, locality staff and the consultants were available to answer questions.
2. **Presentation** – AECOM presented an overview of the JLUS process, current status and presented the existing conditions data.
3. **Interactive Exercise** – An interactive exercise using key pad technology was administered following the presentation and was intended to engage participants to ask questions and offer comments. The results of the exercise are not statistically valid. It was meant as an engagement exercise to spur public conversation, which it did.
4. **Question and Answer Session** – During this period the public was invited to ask questions which were answered by the consultants and representatives from the base and the localities. The questions and comments made during the three meetings are listed below:

Wednesday, May 29, 2013

- It seems like the majority of the issues are related to either noise or traffic. Does the JLUS team have any data that can help mitigate these issues? For example, VDOT sets up car counters to get accurate traffic readings.
- Are noise complaints a concern/issue for the mission of the base in the future?
- During your presentation you mentioned that other studies had been done at other bases. Where can we find information on the other studies?

Thursday, May 30, 2013

- I live in Stafford, work in Prince William and drive past the base to get to and from work. Traffic on I-95 and Route 1 is bad and there are very few alternative routes. Stafford County continues to grow as does Prince William County. We need to look at other ways of getting past the base. My wife catches the train at the base, that is a great resource and not many bases have a commuter rail line that goes through it.
- You have a rail stop for VRE and the PRTC stops on the base, how can you promote that so we see better use out of it? Maybe the base can look at different strategies to improve traffic issues in the area, such as staggered schedules.

Wednesday, June 12, 2013

- I live in Stafford County and frequent the installation, traffic is a big issue. What is being done to get people on and off the base? What is going on with the interchange and are you working with VDOT to mitigate traffic issues?
- The community is not always aware of the economic impact that the base has on the surrounding areas. Can you go through some of that information so that the public is more familiar with it?
- We have learned what our concerns are during the survey portion of the presentation. What is the base's concern with development in Prince William and Fauquier Counties? What would be the impact of residential development to the base?
- Most of the presentation mentions the base wanting to preserve the land around it. What is the base's plan for land use within its perimeter? BRAC 2015 is coming,

what plans are being looked at in preparation for this? What is the hierarchy of noise levels at the base: aircraft, shooting range, etc.?

C. Comment Forms

At the three public meetings, two comment forms were submitted at the public meeting and two were submitted via the project website. The community had the opportunity to submit comments by mail or email until June 28, 2013.

	Question # 1 What concerns or issues do you have regarding your community and Marine Corps Base Quantico?	Question # 2 Please provide any other comments that you believe may assist us with the Marine Corps Base JLUS?
Comment Form 1 <i>Received at public meeting on May 29, 2013</i>	The traffic congestion caused not only on the I-95 Rt.1 corridor but also the lack of attention to constructing a safe north/south route through the western portion of the base. Growth in Stafford continues to occur in the north western portions of Stafford County. Creating a four-lane highway using the current right-aways of 610 in Stafford and Rt. 612 in Fauquier seems like a feasible forward thinking solution. 610 west and 612 are congested each evening. The winding roads are dangerous	Option using existing right-aways from Tolula Road, MCB-1 and Rt. 619 in Prince William can also be a route that is expanded to have an additional north-south option. For traffic, I-95 and Rt. 1 cannot suffice and puts the 3+ million people (VA/DC) living north of Quantico into gridlock on a daily basis. Having additional north/south options of travel through the base eases congestion on 95/Rt. 1 and helps create another evacuation route in NoVA for residents in the event of a disaster in the DC metro area.
Comment Form 2 <i>Received via the project website on May 30, 2013</i>	There needs to be better road systems traveling around the western portions of the base. Many people travel the western boarders along route 610 and 612 to head towards the northern parts of the region. These roads have become dangerous and were not designed to handle as much traffic as they get now. The counties and base need to widen and add lanes to these existing routes to make travel around the western base more safe and less congested.	I understand that noise may be an issue for some, but I live very close to the base border, near the ranges on the west side of the base, and to a LARGE portion of the community, noise is not an issue. The more important issue is traffic and travel around the base (especially the western side).
Comment Form 3 <i>Received via the project website on June 11, 2013</i>	We own a home right outside of MCB in Fauquier County, but live in Pa now. We are interested in knowing what future MCB plans may affect our property in Fauquier County. We are unable to attend the public meetings in Va. but would like to be able to know what, if any, this JLUS means to us.	
Comment Form 4 <i>Received at public meeting on June 12, 2013</i>	Only concern is that proper planning for development to occur.	The area at Quantico is very prime real estate. Development should be vitalized around for business. I personally think commercial should be looked upon more than residential with the large amount of growth in PW and Stafford. Possibility bringing traffic in opposite direction this is a great opportunity.

D. Project Emails

In addition to comments received during the public meetings, one email was received by quanticojlus@aecom.com. Names and contact information have been withheld for privacy reasons.

From: *Name withheld from the report for privacy*

Received: June 11, 2013 at 1:43 P.M.

Content:

I have several things for this joint group. And since the article doesn't say what it is for, increase in training or building I am going to put in my two cents worth.

1. How come the citizens, that live within 5 - 10 miles of Quantico and feel the earth shake so bad you can, at times see toys and even your car bouncing and moving in your yard and have broken windows and mirrors, were never notified of this meeting? It says it wants input from the public it affects, but yet the public it affects was never informed. Someone could have gone door to door and left flyers if you didn't want to mail a letter.

"Wednesday night, they will seek "local input and comments from the community" in Fauquier"
Hypocritical isn't it.

Or is it only a certain few that you want attending these meeting just so you can say "it was open to the public and no one came" or another of the government, and I mean county government along with the Federal government, not wanting people to know until it is to late to do anything. Or, let only the people know that will be making money it, i.e. developers, etc. know and not the real citizens that have to live here." If someone had not called me and told me to go online and look I wouldn't have known about it either. And since it is tomorrow night, and I have a previous engagement that can't be changed, I can't attend either, but trust me I would love to have been there. I say shame on whoever set this up for not letting every household in the southern end of Fauquier, northern Stafford and the county of Prince William know of this meeting. The shame lies with Stafford, Prince William, Fauquier and most of all the US Government, Quantico, for not informing the citizens this will affect, that any growth done on Quantico will affect, and I don't mean building buildings. Not every household, especially in my area, has computers nor would even know to go look for something like this nor does everyone get the papers. An expense a lot of people do without.
2. Having lived my whole life within a few miles of Quantico, in fact some of my family's land, long before I was born, was taken for Quantico, and a family cemetery is on Quantico and a husband that worked on Quantico for over 30 yrs, I am used to the bombing, the helicopters etc. that goes along with living there, and know that it is training soldiers to protect me and my rights and I still love to see the flares, I don't have a problem with that. My children, when they were young, would run outside to see the helicopters and wave to the pilots. But, if they are going to be doing more and much stronger bombs, etc. then I feel they should take responsibility for the problems this is going to cause to the lives of those already living near it. and the destruction of personal property. I have had a mirror actually split in half, on the wall and then fall, from one of the bombs that went off and actually thought it was an earthquake, with the way everything in the house was shaking and falling and even cabinet doors coming open. The earthquake in Mineral didn't cause as much damage. They just keep getting louder and louder and stronger and stronger. With the growth that has occurred, and the counties letting developers build houses, etc. maybe it is getting to strong for the area. I know the base was there first, but it was never like this and it was never intended to be like this. I remember as a kid in school a man from Quantico came and talked to our class about the government taking the land, and why, and what Quantico was intended to be used for and it was not for these strong bombs going off. Then the southern end of Fauquier and northern part of Stafford was farmland, very rural, not anymore, and definitely not 610 in Stafford.
3. And do I think that anything I say or for that matter any other "lowly" citizen says, will make a difference, NEVER. Cut and dry long before these meetings. As a school board member said recently, "this meeting is being held because we have to, our mind is already made up".

E. Media Coverage

The media coverage of the public meetings is summarized below by day of publication.

Published	Title	Source	Link
6/12/2013	Quantico is conducting a Joint Land Use Study with Prince William, Fauquier, and Stafford Counties	Jeremy McPike Facebook	https://www.facebook.com/pages/Jeremy-McPike-Candidate-31st-District-VA-House-of-Delegates/524042047636543?fref=ts
6/12/2013	Town hall meeting in Catlett	Fauquier Times Democrat	http://www.fauquier.com/opinion/catlett/
6/11/2013	Marine Corps Base Quantico is partnering up with Stafford, Prince William and Fauquier Counties to prepare a Joint Land Use Study...	MCB Quantico Facebook	https://www.facebook.com/officialmarinecorpsbasequantico
6/11/2013	Business or home located near Quantico? They are looking for your input	Fauquier Chamber of Commerce Facebook	https://www.facebook.com/FauquierChamber
6/10/2013	Quantico officials to review development plans June 12	Fauquier Now	http://www.fauquiernow.com/index.php/fauquier_news/article/quantio-officials-to-review-development-plans-wednesday-2013
6/10/2013	Quantico Marine Corps Base officials to discuss development plans and seek citizen input Wednesday night in Catlett	Fauquier Now Facebook	https://www.facebook.com/FauquierNow
6/5/2013	Marine Corps to Hold Hearing	Prince William Times	http://www.northernvatimes.com/pdf/gainesville/060513/GAIN_060513_0A_00_010_C.pdf
6/5/2013	Quantico Marines discuss land use study	Stafford County Sun	http://www.staffordcountysun.com/article/aca45eca-ce05-11e2-88dd-0019bb30f31a.html
6/5/2013	Heartland town hall meeting to be June 12	Fauquier Times Democrat	http://www.fauquier.com/index.php/opinion/towns_villages_entry/heartland_town_hall_meeting_to_be_june_12
6/3/2013	MCB Quantico, Joint Land Use Study (JLUS) Public Meeting	Fauquier County Event Calendar	http://www.fauquiercounty.gov/calendars/
5/30/2013	Interested in what might be developed around Quantico?	News in the Burg Twitter	https://twitter.com/search?q=%22joint%20land%20use%20study%22&src=typd
5/30/2013	Joint land use study meeting tonight	Fredericksburg.com	http://news.fredericksburg.com/tenhut/2013/05/30/joint-land-use-study-meeting-tonight/

Published	Title	Source	Link
5/29/2013	Marine Corps Base Quantico JLUS Public Meetings	CBS DC	http://events.washington.cbslocal.com/stafford_va/events/marine-corps-base-quantico-jlus-public-meetings-/E0-001-057430485-9
5/29/2013	Public Meeting newspaper advertisement	Fauquier Times-Democrat	Page A18
5/29/2013	Interested in participating in the upcoming land-use study in and around Quantico, the U.S. Marine Corps facility?	Fauquier Times Democrat	http://www.fauquier.com/opinion/remington_bealeton/
5/28/2013	If you live in these areas JLUS wants to hear from you!	MCB Quantico Facebook	https://www.facebook.com/officialmarinecorpsbasequantico
5/24/2013	Stafford Requests Citizen Input for MCB Quantico Joint Land Use Study	Bonnie Betts Twitter	https://twitter.com/bonnie1b
5/24/2013	Marine Corps Base Quantico JLUS Public Meetings	Dale City Patch	http://dalecity.patch.com/announcements/marine-corps-base-quantico-jlus-public-meetings-3d64e8d1
5/24/2013	Marine Corps Base Quantico JLUS Public Meetings	Manassas Park Patch	http://manassaspark.patch.com/announcements/marine-corps-base-quantico-jlus-public-meetings-5f349ad6
5/24/2013	Marine Corps Base Quantico JLUS Public Meetings	Lake Ridge-Occoquan Patch	http://lakeridge.patch.com/announcements/marine-corps-base-quantico-jlus-public-meetings-455b1cbc
5/24/2013	Marine Corps Base Quantico JLUS Public Meetings	Lorton Patch	http://lorton.patch.com/announcements/marine-corps-base-quantico-jlus-public-meetings-bf092f02
5/24/2013	Marine Corps Base Quantico JLUS Public Meetings	Woodbridge Patch	http://woodbridge-vb.patch.com/announcements/marine-corps-base-quantico-jlus-public-meetings-c3ae0a8f
5/24/2013	Seeking Public Input	Northern Virginia Life Facebook	https://www.facebook.com/pages/Northern-Virginia-Life/216438538381118
5/24/2013	Stafford, Prince William, and Fauquier Counties are partnering with the U.S. Marine Corps to examine land uses...	Stafford County Twitter	https://twitter.com/staffordvagov
5/24/2013	Stafford, Prince William, and Fauquier Counties are partnering with the U.S. Marine Corps to examine land uses in and around MCB Quantico in a Joint Land Use Study (JLUS). They would like citizen input and the	Stafford County Government Facebook	https://www.facebook.com/pages/Stafford-County-Government/43839469955

Published	Title	Source	Link
	opportunity to give citizens more information.		
5/23/2013	MCB Quantico, Joint Land Use Study (JLUS) Public Meeting Flyer	Fauquier County Community Development Facebook	https://www.facebook.com/permalink.php?story_fbid=470286009706983&id=247681308634122
5/22/2013	County, Quantico base to hold public planning meeting	Stafford County Sun	http://www.staffordcountysun.com/news/local/article_f4b636b0-c302-11e2-9ba5-0019bb30f31a.html
5/21/2013	As we prepare to begin our JLUS, other jurisdictions are in the middle or wrapping up theirs.	Ruby Brabo (KG Supervisor) Facebook	https://www.facebook.com/pages/Ruby-Brabo-Dahlgren-District-Supervisor/105940852829029
5/20/2013	Quantico looking at land use and wants your input	Fredericksburg Area Association of Realtors (FAAR) Forum	http://faarforum.com/2013/05/quantico-looking-at-land-use-and-wants-your-input/
5/20/2013	Quantico looking at land use and wants your input	FAAR Twitter	https://twitter.com/FAARmembers
5/20/2013	Public meetings to assist in study of land use surrounding Quantico Marine Base:	Andrew McRoberts Twitter	https://twitter.com/AndrewMcRoberts
5/20/2013	Marine Corps Base Quantico begins land use studied	APA Virginia Twitter	https://twitter.com/APA_Virginia
5/20/2013	Interested in what's going on with development around Quantico?	News In The Burg Twitter	https://twitter.com/NewsInTheBurg
5/20/2013	Marine base land use studied	Fredericksburg.com & Free Lance-Star	http://news.fredericksburg.com/newsdesk/2013/05/20/marine-base-land-use-studied/
5/20/2013	FW: Marine Corps Base Quantico JLUS Meetings Notification	Marti Donley Fwd Press Release eblast sent by TAL to his FAMPO distribution list	Email sent to approx. 73 people
Viewed 5/20/2013	MCB Quantico Joint Land Use Study Public Meetings: requesting input from local residents, stakeholders and adjacent property owners"	Fauquier County, Virginia home page: "What's New"	http://www.fauquiercounty.gov/
Viewed 5/20/2013	Area Joint Land Use Study	MCB Quantico Advisories	http://www.quantico.marines.mil/Advisories.aspx

Published	Title	Source	Link
Viewed 5/20/2013	Quantico Joint Land Use Study Holds Public Meeting	Brentsville District: Prince William County	http://www.brentsvilledistrict.org/quantico-joint-land-use-study-holds-public-meetings/
5/19/2013	Quantico Joint Land Use Study	Nokesville Facebook	https://www.facebook.com/Nokesville
5/19/2013	Quantico Joint Land Use Study	Nokesville Twitter	https://twitter.com/nokesville20181
5/18/2013	Marine Corps Base Quantico JLUS Public Meeting	Fredericksburg Patch	http://fredericksburg.patch.com/announcements/marine-corps-base-quantico-jlus-public-meetings
5/17/2013	Public Meeting newspaper advertisement	Stafford County Sun	Page 3
5/16/2013	Marine Corps Base Quantico JLUS Public Meetings	Eventful.com	http://faarforum.com/2013/05/quantico-looking-at-land-use-and-wants-your-input/
5/16/2013	News Brief: Area Joint Land Use Study	Quantico Sentry Online	http://www.quanticosentryonline.com/news/news_briefs/article_8a517002-68b0-11e2-97a4-001a4bcf6878.html
5/16/2013	Public Meeting newspaper advertisement	Free Lance-Star	Page A4
5/15/2013	Public Meeting newspaper advertisement	Gainesville/ Prince William Times	Page A6
5/13/2013	Focus on more than your own neighborhood...we are all connected!	Neighborhood Leaders Group / Prince William County Facebook	https://www.facebook.com/groups/pwcnei/ghborhoodleaders/?hc_location=stream
5/13/2013	Focus on more than your own neighborhood...we are all connected!	Neabsco Action Alliance	https://www.facebook.com/neabscoactionalliance?ref=stream&hc_location=stream
5/13/2013	Quantico Joint Land Use Study Holds Public Meetings	Brentsville District Facebook	https://www.facebook.com/permalink.php?id=359182094176256&story_fbid=451832278244570
Viewed 5/9/2013	MCB Quantico Joint Land Use Study	Prince William County Planning page	http://www.pwcgov.org/government/dept/planning/Pages/Joint-Land-Use-Study.aspx
Viewed 5/9/2013	Joint Land Use Study with Quantico	Stafford County homepage	http://stafford.va.us/index.aspx?NID=1493

A.17 December 2013 Public Meeting Report

MCB Quantico Joint Land Use Study

AECOM

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Public Meeting Report

Project Name:	Marine Corps Base Quantico Joint Land Use Study	Meeting Dates:	December 11, 16, 17, 2013
Subject/Purpose:	Public Meeting Report	Issuance Date:	December 23, 2013

Public meetings were held on December 11th, 16th, and 17th to inform the public about the Marine Corps Base Quantico Joint Land Use Study (JLUS) and provide an opportunity for public comment and input. Public meeting notifications included several email broadcasts to committee members and stakeholder interviewees requesting that they further disseminate announcements to their constituencies; a public meeting announcement flyer; project website postings; and advertisements published in four local newspapers (*Prince William Times*, *Free Lance-Star*, *Stafford County Sun*, and *Fauquier Times-Democrat*). This memo provides an overview of the public input received during the comment period that ended December 18, 2013.

This memo is organized in the following sections:

- A. Meeting Overview
- B. Meeting Content
- C. Comment Forms
- D. Project Emails
- E. Media Coverage



December 11th at the "Old" Cedar Run Rescue Squad Building, Fauquier County



December 16th at Hilldrup Moving & Storage, Stafford County



December 17th at County Government Complex, Prince William County

A. Meeting Overview

Meeting attendance for each meeting is noted below.

Date	Wednesday, December 11, 2013	Monday, December 16, 2013	Wednesday, December 17, 2013
Location	Old" Cedar Run Rescue Squad Building 3558 Catlett Road Catlett, VA 20119	Hilldrup Moving & Storage 4022 Jefferson Davis Highway Stafford, VA 22554	Development Services Building 5 County Complex Court, Room #202 Prince William, VA 22192
Attendees	15	25	9
Committee Members / Elected Officials Attending	<p>7</p> <p><u>Policy Committee:</u></p> <ul style="list-style-type: none"> Cedar Run District Supervisor D. Lee Sherbeyn, Fauquier County Board of Supervisors Fauquier County, Cedar Run District Planning Commissioner Dell Ennis Col David Maxwell, Base Commander, MCB Quantico <p><u>Technical Advisory Group (TAG):</u></p> <ul style="list-style-type: none"> TAG Vice-Chair Steve Hundley, MCB Quantico Don Del Rosso, Fauquier County Miles Friedman, Fauquier County Chuck Jenks, MCB Quantico 	<p>11</p> <p><u>Policy Committee:</u></p> <ul style="list-style-type: none"> PC Chair Supervisor Ty Schieber, Stafford County Board of Supervisors Daniel Choike, Stafford County Citizen Col David Maxwell, Base Commander, MCB Quantico <p><u>TAG:</u></p> <ul style="list-style-type: none"> TAG Chair Kathy Baker, Stafford County TAG Vice-Chair Steve Hundley, MCB Quantico Amy Denn, MCB Quantico Chuck Jenks, MCB Quantico Mike Law, MCB Quantico Capt Jarrod Robinson, MCB Quantico John Rosewarne, MCB Quantico <p><u>Other:</u></p> <ul style="list-style-type: none"> Roy Boswell, Griffis-Widewater Planning District Commissioner, Stafford County 	<p>10</p> <p><u>Policy Committee:</u></p> <ul style="list-style-type: none"> PC Vice-Chair Supervisor Maureen Caddigan, Prince William County Board of Supervisors Col David Maxwell, Base Commander, MCB Quantico <p><u>TAG:</u></p> <ul style="list-style-type: none"> Ray Utz, Prince William County Susan Roltsch, Prince William County TAG Vice-Chair Steve Hundley, MCB Quantico Chuck Jenks, MCB Quantico Mike Law, MCB Quantico Capt Jarrod Robinson, MCB Quantico John Rosewarne, MCB Quantico <p><u>Other:</u></p> <ul style="list-style-type: none"> Kim Hosen, Prince William Conservation Alliance rep. and Occoquan Planning District Commissioner, Prince William Count
Media Attendees	0	1	0
		<ul style="list-style-type: none"> Aleks Dolzenko – Stafford County Sun 	
Total # Attendees / Meeting	22	37	19

Summary:

Total Attendees: 79

Total Media Attendees: 1

B. Meeting Content

A consistent meeting format was used for all three meetings as described below:

1. **Registration and Open House** – Participants registered at the sign-in table and were given printed comment forms to mail or hand in, a copy of the presentation, and a copy of the draft JLUS recommendations. Maps and the draft JLUS recommendations were displayed on boards for the public to view and comment on. Base personnel, locality staff and the consultants were available to answer questions.
2. **Presentation** – AECOM presented the draft JLUS recommendations and examples of recommendations other JLUS communities have implemented across the nation.
3. **Question and Answer Session** – During this period the public was invited to ask questions which were answered by the consultants and representatives from the base and the localities. The questions and comments made during the three meetings are listed below:

Wednesday, December 11, 2013

- We can hear the noises from the base, which impacts animals as well. It would be great if you could notify the citizens when you are planning to do blasting. Maybe you can use the Emergency Preparedness System for notification. We can hear the noises; however, we feel that it is the sound of freedom.
- How many complaints have you received from the Town of Quantico?
- In the 'Legislation' draft recommendations, consider emphasizing that the proposed recommendations would impact military bases only. Private gun ranges will get upset over this proposed legislation change, as it would impact them. Consider working with builders and gun control organizations to ensure they are being considered before making any legislation changes.
- I think the idea of continuing with the Quantico Regional Executive Steering Committee (QRESC) is great. Consider including business representatives such as the Chambers of Commerce, Quantico/Belvoir Regional Business Alliance, etc.

Monday, December 16, 2013

- I live in South Stafford and can hear the C-17s flying over my house. They fly at low altitudes; however, it doesn't bother me. I haven't seen any Air Force representation here.
- Congratulations on recommendation 2.1. I received the Stafford alert regarding tomorrow's mission. The Stafford Regional Airport is planning on extending the runway by one-mile. Will this impact and conflict with your need for air space?
- I live in Augustine and the larger aircraft will have a negative impact on us. If the new aircraft conflicts with the base's air space needs, does it mean that the commercial flights will occur during unfriendly hours? I just bought new windows because of the existing noise. The larger aircraft will create more noise with fewer benefits to our community. I support the county growing; however, I don't support the Airport growing because it won't be a commuter airport and won't benefit us. Is the airport zoned for expansion already? Is it a done deal or just an idea at this point?
- I'd like to see hard milestones in planning in connection with the technical information regarding noise. Some of the data is from 2006, that is ancient data and the mission has changed since. What milestones/timeline will be presented to the public? This could help us mitigate some of the issues you're hearing now.
- Did you look at the Fort Meade JLUS? Did you learn anything from it that could be applied here? They have noise issues too.

- In the recommendations for transportation, can you add public transportation at the base? Also, are there any plans to improve Onville Road? Are there any plans to add lanes near the Fire Station?
- Has there been any discussion by the Policy Committee regarding the possible negative impacts to the property values in the military overlay zones?

Tuesday, December 17, 2013

- In the Range Compatibility Use Zone (RCUZ) you mentioned residential and public facilities. How about commercial?
- The Potomac and Rappahannock Transportation Commission (PRTC) goes in and out of DC; however, there is no mass transportation for the local communities to assist with the base traffic.
- Recommendation 6.1 refers to legislation regarding disclosures. Are there any current efforts for voluntary disclosures? Should there be?
- Is the JLUS something that is done every 10 years? Why was this done? Has it been done before?
- Are there any foreseeable changes in the base operations? Is this the type of operations we can expect for the next 5-10 years?
- You mentioned there are 25,000 employees on the base. Does this include FBI and DEA?

C. Comment Forms

At the three public meetings, 11 comment forms were submitted at the public meeting. The community had the opportunity to submit comments by mail or email until December 18, 2013.

Comment Form 1 <i>Received at public meeting on December 11, 2013</i>	Military Operations Noise modeling should take into consideration the wind direction, and the concussion as far away as Fauquier Springs. It rattles windows. Transportation How does the Western Bypass and those proposed bypasses impact 610 changes. Legislation Will this new legislation be limited to strictly military bases, or will it apply to commercial and private ranges? Need Builders Association contacted & also the Gun lobbyist early on. Community Development / Planning TDR's are a good thing to limit space.
Comment Form 2 <i>Received at public meeting on December 11, 2013</i>	Coordination The QRESC should include members of the business community as important partners whose advice and support are valuable. Suggested reps: Fauquier Chamber, PW Chamber, Fredericksburg Chamber (MAC), Quantico/Belvoir Regional Business Alliance. Communication See coordination Other There are a lot of good recommendations, but they should be streamlined and prioritized. The massive list here will be tough to implement and cannot be accomplished all at once. Focus on a few top priorities and make something happen.
Comment Form 3 <i>Received at public meeting on December 11, 2013</i>	Other Very impressive presentation. Thank You 2.1 Westside: I and Charles E. Vernon live at 1565 Courthouse Road (at Brenttown intersection w/ Courthouse Rd). We have no complaints about any noise from Quantico - we welcome it, in fact. Keep up the great work you are doing, it's very comforting. God Bless

Comment Form 4 <i>Received at public meeting on December 11, 2013</i>	Communication Include business representatives Transportation Make Onville Rd in Stafford Co. a 4 lane Rd. On Monday 12/9/2013 traffic was back up on Rt. 610 half-mile back. Community Development / Planning Make Onville Rd all commercial office space. This is a direct route to Quantico and would minimize traffic on major routes coming and going from the base.
Comment Form 5 <i>Received at public meeting on December 16, 2013</i>	Communication Notify on use of demo areas. Transportation Do more to encourage carpools, establish public transportation. Further road improvement on Onville Rd widening. Utility/Municipal Services Upgrade electrical services. Highly encourage combined emergency services training. Legislation Military bases need to make noise. Community Development / Planning Have counties discourage development near impact areas.
Comment Form 6 <i>Received at public meeting on December 16, 2013</i>	Coordination 1.3 Notify Aquia Harbour 1.4 Aquia Harbour Communication 2.1 Notify Aquia Harbour
Comment Form 7 <i>Received at public meeting on December 16, 2013</i>	Environmental/Conservation/Open Space I would like to be involved with recommendation 8.3. Where do I start? Other Can you please have someone contact me reference becoming involved with responding to recommendation 8.3.
Comment Form 8 <i>Received at public meeting on December 16, 2013</i>	Legislation Local realtor associations (FAAR, PWAR, GPAAR) should be included in discussions about noise. Other Any noise disclosures put in place need to account for potential impacts on the property values of land included in the disclosure zone. How will those areas be determined? What triggers the disclosure? Will the zone be identified on the tax records? Will a potential buyer easily be able to research properties and find out if it is in the noise zone?
Comment Form 9 <i>Received at public meeting on December 16, 2013</i>	Coordination 1.3 Notify Aquia Harbour 1.4 Aquia Harbour Communication 2.1 Notify Aquia Harbour Chief of Police before Range Activities start, 703-407-6106 Military Operations Widewater Elementary School & Shirley Heim Middle School are very close to Range buffer zone. Transportation 7.4 Provide commuter lot at Boswell's Corner; 4.6 Carpool/Ride share at Aquia Harbour Community Development / Planning

Moncure E.S. being built close to Range/Murphy Demo.

*Establish sound buffers.

*Water quality testing for heavy metals.

Environmental/Conservation/Open Space

Include community based organizations in Environmental Planning.

*Water quality

*Stream restoration

GREEN Aquia-Andrea Black blknqld6975@gmail.com

Comment Form 10

Received at public

meeting on

December 16, 2013

Other

Lack of direct participation by USAF who fly noisy airplanes over large areas.

Could their patterns be changed to fly most of routes over Potomac River.

Comment Form 11

Received at public

meeting on

December 16, 2013

Coordination

The notification of noise potential is optimal. Data indicates acceptance of noise; Threshold act out.

Statistically insignificant.

D. Project Emails

In addition to comments received during the public meetings, four emails were received at quanticojlus@aecom.com. Names and contact information have been withheld for privacy reasons.

From: Name withheld from the report for privacy

Received: December 4, 2013, 6:21 P.M.

Content:

It would be nice to have these meeting after the holidays. We are swamped during these dates but are seriously interested and have attended two other meeting representing Prince William Association of Realtors. Will you have other opportunities after the first of the year?

From: Name withheld from the report for privacy

Received: December 5, 2013, 10:09 A.M.

Content:

The eastern deciduous forest in this area is being decimated by piecemeal development. At one time it was preserved as a defensive area. The Marine Corps have decided to develop on a big portion of the area and it has a great deal of ecological impact to water quality and to tree cover. Unfortunately, wildlife has no voice in these decisions. Please consider preserving the forested tracts as much as possible. The turtles, migrating birds, deer, squirrels, chipmunks and beavers among many many other species will thank you.

My great grandfather owned a large parcel which was TAKEN in 1942. He moved his house across the road and had a heart attack afterwards. This land was very much loved by many people before it was given to the government.

From: *Name withheld from the report for privacy*

Received: December 9, 2013, 12:22 P.M.

Content:

Am I correct that the plan could include conservation of a Potomac Heritage National Scenic Trail corridor? If so, please let me know what you might need from us. As you probably know, we recognize an existing/planned route between Prince William Forest Park and a trailhead at the south part of Locust Shade Park, as well as the trail on Government Island.

From: *Name withheld from the report for privacy*

Received: December 17, 2013, 1:07 A.M.

Content:

To Whom it may concern on the Joint Land Use Study or Stafford County Department of Planning and Zoning:

As recent military retirees living in Stafford County within 3 miles of Quantico MCB's Range-7 (i.e., 648 Tacketts Mill Rd., Stafford, VA 22556), My wife and I are now home more often to enjoy the fruits of our labors (i.e., spending quality time with family in our home or on our property). We now truly feel the impact (pardon the pun) of range operations and are routinely unable to enjoy quiet time at home. We knew we were moving close to MCB Quantico, but when asked, our realtor stated that noise was not a significant concern in our location. We believe this statement was either ignorant or dishonest. We live just outside the 3,000 foot notification area and one would have to be deaf not to notice range operations. It certainly was not disclosed to us in writing when we bought our home in May 2010. Range operations frequently cause our windows to buzz, dishes to rattle on the shelves and pictures to occasionally fall off the walls.

We suspect that when MCB Quantico last assessed the environmental impact of range operations in areas adjacent to the base, ordinance was not expended in the quantities and calibers that it is today; nor was the potential for significant residential development considered. Based on the study you intend to perform, efforts should be taken to minimize the impact (e.g., noise) that range operations have on nearby residential communities. These should include engineering controls (e.g., the construction of berms, installation of fences, planting of trees/bushes, etc.) and to the extent that it "truly" does not interfere with training, restrictions on range operations (e.g., scheduling range operations between 9 AM and 4:00 PM).

When mass quantities of unexploded ordinance are to be destroyed, greater efforts should be taken to warn the public and limit the quantity of munitions destroyed at any one time. Past experience lead us to believe that unexploded ordinance is being intentionally stockpiled and destroyed en mass to produce the largest bang possible. Like young teenagers who like to play with firecrackers, those who stockpile and destroy unexploded ordinance appear to be trying to create the biggest bang they can, perhaps simply for the thrill of it. The effect is detrimental to the enjoyment of our property and we can't help but wonder if the next blast will take out windows, break dishes or knock additional photos from the walls. The MCB Quantico website and Facebook page are inadequate warning mechanisms for the vast majority of residents who live in close proximity to the ranges. We strongly support greater efforts to use local newspapers, television and radio stations.

We also advocate efforts to model and create official noise contours for areas adjacent to MCB Quantico and to amend Virginia State 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. When we complain to MCB Quantico or Stafford County about noise, we get the same old song and dance routine. MCB Quantico tells us that they announced these activities in advance (this is sometimes NOT the case) and that training (i.e., National

Security) takes precedence over such concerns. Stafford county officials listen but to date, have done nothing. Perhaps the amended State Code would afford county officials a means to officially and legally address such concerns.

Realtors in affected areas should be required to inform potential home or business buyers of range operations and the extent that range operations may affect the enjoyment of the property they are considering for purchase. Home builders and remodelers contemplating building in areas that are significantly impacted by range operations (i.e., in very close proximity to the ranges) should be required to install sound dampening materials. Building codes should be amended as appropriate.

With regard to a buffer zone for conservation and potentially noise abatement, some areas are occupied and cannot be abandoned to provide a buffer for military operations. Eminent domain should not be used to force individuals in affected areas to vacate their property. In other areas, a buffer zone appears to be a potentially useful solution. A mechanism to allow land owner to voluntarily set aside land for this purpose should be considered. Land owners should be granted a tax credit for land voluntarily set aside for this purpose.

A mechanism should be established for affected parties to seek compensation when range operations cause real damage to property outside the confines of MCB Quantico.

Willful violation of the amended Virginia State Code on the part of Quantico MCB officials or their representatives should be punishable by fines and potentially, range restrictions. The proceeds from these fines should be used to mitigate the detrimental effects of range operations and to prevent or reduce the potential for future violations.

We appreciate the opportunity to provide input to your plans.

E. Media Coverage

The media coverage of the public meetings is summarized below by day of publication.

Published	Title	Source	Link
12/18/13	Base officials host public comment sessions on JLUS	Stafford County Sun	http://www.staffordcountysun.com/news/local/article_06dc2f4e-680c-11e3-b531-001a4bcf6878.html
12/17/13	Public is Invited to Learn about Joint Land Use Recommendations Surrounding Quantico Marine Corps Base	Prince William County	http://www.pwccgov.org/News/Pages/Public-is-Invited-to-Learn-about-Joint-Land-Use-Recommendations-Surrounding-Quantico-Marine-Corps-Base.aspx
12/16/13	Public Meetings - Joint Land Use Study and Potomac Communities	Tenacious Poodle Blog	http://www.tenaciouspoodle.com/2013/12/public-meetings-joint-land-use-study.html
12/11/13	JLUS reschedule	Stafford County Sun	http://www.staffordcountysun.com/news/local/article_96f6df44-6293-11e3-a178-0019bb30f31a.html
12/11/13	Counties to host public meetings for Marine Corps Base Quantico Joint Land Use Study	Fredericksburg Regional Chamber of Commerce Member News	http://www.fredericksburgchamber.org/News-16
12/10/13	Quantico land-use study meeting reset	The Free Lance-Star	http://www.freelancestar.com/2013-12-10/articles/24542/memorial-service-planned-quantico-meeting-rescheduled/

Published	Title	Source	Link
12/9/13	Storm Postpones Quantico's JLUS Land Study Public Meeting in North Stafford	Potomac Local	http://potomaclocal.com/2013/12/09/storm-postpones-quanticos-jlus-land-study-public-meeting-north-stafford/
12/9/13	Quantico joint land use study meeting rescheduled	Fredericksburg.com	http://news.fredericksburg.com/tenhut/2013/12/09/quantico-joint-land-use-study-meeting-rescheduled/
12/7/13	Upcoming Events for Prince William County Residents	Dale City Patch	http://dalecity.patch.com/groups/conniemosers-blog/p/upcoming-events-for-prince-william-county-residents_73f6585f
12/6/13	Public Meeting newspaper advertisement	Stafford County Sun	Page 3
12/6/13	Quantico base's future topic of Fauquier meeting Dec. 11	Fauquier Now	http://www.fauquiernow.com/index.php/fauquier_news/article/quantico-bases-future-again-topic-of-fauquier-meeting-2013
Viewed 12/6/13	Quantico Joint Land Use Study Public Meeting 12/11/13 – Seeking public comments	Fauquier County web page	http://www.fauquiercounty.gov/
12/5/13	Joint Land Use Study	Marine Corps Base Quantico Facebook	https://www.facebook.com/officialmarinecorpsbasequantico
12/5/13	Counties host public meetings for Marine Corps Base Quantico Joint Land Use Study	Quantico Sentry	Page A2
12/5/13	Joint land-use recommendations under consideration; public meetings: Dec. 9, 11, 17	Quantico Sentry	Page A4
12/3/13	JLUS Meetings to Update Public on Land Use	Stafford County Twitter	https://twitter.com/staffordvaqov
12/3/13	JLUS Meetings to Update Public on Land Use	Stafford County Government Facebook	https://www.facebook.com/pages/Stafford-County-Government/43839469955
12/3/13	JLUS Meetings to Update Public on Land Use	Stafford County	http://stafford.va.us/CivicAlerts.aspx?AID=1053
12/3/13	Findings of Quantico Growth Study to be Presented	Potomac Local	http://potomaclocal.com/2013/12/03/findings-quantico-growth-study-presented/
12/2/13	MCB Quantico JLUS Public Meetings	WUSA 9	http://events.wusa9.com/MCB_Quantico_JLUS_Public_Meetings/285931004.html
11/30/13	Stafford reviewing land use around Quantico	96.9 The Rock	http://www.969therock.com/Stafford-reviewing-land-use-around-Quantico/17870805
11/30/13	Stafford reviewing land use around Quantico	The Free Lance-Star	http://www.freelancestar.com/2013-12-01/articles/23834/stafford-reviewing-land-use-around-quantico/
11/30/13	Stafford reviewing land use around Quantico	Fredericksburg.com	http://news.fredericksburg.com/newsdesk/2013/11/30/stafford-reviewing-land-use-around-quantico/

Published	Title	Source	Link
11/26/13	Joint Land Use Meeting Set	Stafford County Sun	http://www.staffordcountysun.com/news/local/article_f952b7b8-56cb-11e3-b9b2-0019bb30f31a.html
11/25/13	Marine Corps Base Quantico	Fredericksburg Area Association of Realtors	https://www.faarmembers.com/Wcm/Advocacy/Current_Issues.aspx?&WebsiteKey=b14dac7e-b2c4-4177-93e9-3f803ef51fa3&hkey=afa0d354-6996-42cd-8ad3-ac9d7129bd20
Viewed 11/22/13	Joint Land Use Study	Stafford County Events Calendar	http://staffordcountyva.gov/calendar.aspx?CID=113
Viewed 11/22/13	Public Meetings on MCB Quantico Joint Land Use Study	Senator Toddy Puller's page	http://www.toddy.org/node/501
Viewed 11/21/13	Counties to host public meetings for Marine Corps Base Quantico Joint Land Use Study	Fredericksburg Regional Chamber of Commerce - Member News page	http://www.fredericksburgchamber.org/News-16
11/21/13	Public Meeting newspaper advertisement	Free Lance-Star	Page A5
11/20/13	MCB Quantico JLUS Public Meetings	Eventful.com	http://eventful.com/events?q=Quantico%20Joint%20Land%20Use%20Study&search=Quantico%20Joint%20Land%20Use%20Study&qatype=events
Viewed 11/20/13	We want to hear from YOU!	Prince William County Planning page	http://www.pwcgov.org/government/dept/planning/Pages/default.aspx
11/20/13	Public Meeting newspaper advertisement	Fauquier Times	Page A16
11/20/13	Public Meeting newspaper advertisement	Gainesville/Prince William Times	Page A13
11/19/13	MCB Quantico Joint Land Use Study Public Meetings Announcement	Stafford County Economic Development page	http://www.gostaffordva.com/news-publications/mcb-quantico-joint-land-use-study-public-meetings-announcement/
11/06/13	Stafford, Prince William planners tour Quantico in support of land-use study	Quantico Sentry	http://www.quanticosentryonline.com/news/article_6028d91c-46ec-11e3-b59d-0019bb30f31a.html