

## Public Meeting Report

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<b>Project Name:</b> Marine Corps Base Quantico Joint Land Use Study	<b>Meeting Dates:</b> December 11, 16, 17, 2013
<b>Subject/Purpose:</b> Public Meeting Report	<b>Issuance Date:</b> December 23, 2013

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Public meetings were held on December 11<sup>th</sup>, 16<sup>th</sup>, and 17<sup>th</sup> 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



December 11<sup>th</sup> at the "Old" Cedar Run Rescue Squad Building, Fauquier County



December 16<sup>th</sup> at Hilldrup Moving & Storage, Stafford County



December 17<sup>th</sup> 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
<b>Location</b>	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
<b>Attendees</b>	<b>15</b>	<b>25</b>	<b>9</b>
<b>Committee Members / Elected Officials Attending</b>	<b>7</b> <u>Policy Committee:</u> <ul style="list-style-type: none"> <li>Cedar Run District Supervisor D. Lee Sherbeyn, Fauquier County Board of Supervisors</li> <li>Fauquier County, Cedar Run District Planning Commissioner Dell Ennis</li> <li>Col David Maxwell, Base Commander, MCB Quantico</li> </ul> <u>Technical Advisory Group (TAG):</u> <ul style="list-style-type: none"> <li>TAG Vice-Chair Steve Hundley, MCB Quantico</li> <li>Don Del Rosso, Fauquier County</li> <li>Miles Friedman, Fauquier County</li> <li>Chuck Jenks, MCB Quantico</li> </ul>	<b>11</b> <u>Policy Committee:</u> <ul style="list-style-type: none"> <li>PC Chair Supervisor Ty Schieber, Stafford County Board of Supervisors</li> <li>Daniel Choike, Stafford County Citizen</li> <li>Col David Maxwell, Base Commander, MCB Quantico</li> </ul> <u>TAG:</u> <ul style="list-style-type: none"> <li>TAG Chair Kathy Baker, Stafford County</li> <li>TAG Vice-Chair Steve Hundley, MCB Quantico</li> <li>Amy Denn, MCB Quantico</li> <li>Chuck Jenks, MCB Quantico</li> <li>Mike Law, MCB Quantico</li> <li>Capt Jerrod Robinson, MCB Quantico</li> <li>John Rosewarne, MCB Quantico</li> </ul> <u>Other:</u> <ul style="list-style-type: none"> <li>Roy Boswell, Griffis-Widewater Planning District Commissioner, Stafford County</li> </ul>	<b>10</b> <u>Policy Committee:</u> <ul style="list-style-type: none"> <li>PC Vice-Chair Supervisor Maureen Caddigan, Prince William County Board of Supervisors</li> <li>Col David Maxwell, Base Commander, MCB Quantico</li> </ul> <u>TAG:</u> <ul style="list-style-type: none"> <li>Ray Utz, Prince William County</li> <li>Susan Roltsch, Prince William County</li> <li>TAG Vice-Chair Steve Hundley, MCB Quantico</li> <li>Chuck Jenks, MCB Quantico</li> <li>Mike Law, MCB Quantico</li> <li>Capt Jerrod Robinson, MCB Quantico</li> <li>John Rosewarne, MCB Quantico</li> </ul> <u>Other:</u> <ul style="list-style-type: none"> <li>Kim Hosen, Prince William Conservation Alliance rep. and Occoquan Planning District Commissioner, Prince William Count</li> </ul>
<b>Media Attendees</b>	<b>0</b>	<b>1</b> <ul style="list-style-type: none"> <li>Aleks Dolzenko – Stafford County Sun</li> </ul>	<b>0</b>
<b>Total # Attendees / Meeting</b>	<b>22</b>	<b>37</b>	<b>19</b>

### 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.

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<p><b>Comment Form 1</b>  <i>Received at public meeting on December 11, 2013</i></p>	<p><b>Military Operations</b>          Noise modeling should take into consideration the wind direction, and the concussion as far away as Fauquier Springs. It rattles windows.</p> <p><b>Transportation</b>          How does the Western Bypass and those proposed bypasses impact 610 changes.</p> <p><b>Legislation</b>          Will this new legislation be limited to strictly military bases, or will it apply to commercial and private ranges? Need Builders Association contacted &amp; also the Gun lobbyist early on.</p> <p><b>Community Development / Planning</b>          TDR's are a good thing to limit space.</p>
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<p><b>Comment Form 2</b>  <i>Received at public meeting on December 11, 2013</i></p>	<p><b>Coordination</b>          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.</p> <p><b>Communication</b>          See coordination</p> <p><b>Other</b>          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.</p>
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<p><b>Comment Form 3</b>  <i>Received at public meeting on December 11, 2013</i></p>	<p><b>Other</b>          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</p>

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<b>Comment Form 4</b> <i>Received at public meeting on December 11, 2013</i>	<p><b>Communication</b> Include business representatives</p> <p><b>Transportation</b> 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.</p> <p><b>Community Development / Planning</b> 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.</p>
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<b>Comment Form 5</b> <i>Received at public meeting on December 16, 2013</i>	<p><b>Communication</b> Notify on use of demo areas.</p> <p><b>Transportation</b> Do more to encourage carpools, establish public transportation. Further road improvement on Onville Rd widening.</p> <p><b>Utility/Municipal Services</b> Upgrade electrical services. Highly encourage combined emergency services training.</p> <p><b>Legislation</b> Military bases need to make noise.</p> <p><b>Community Development / Planning</b> Have counties discourage development near impact areas.</p>
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<b>Comment Form 6</b> <i>Received at public meeting on December 16, 2013</i>	<p><b>Coordination</b> 1.3 Notify Aquia Harbour 1.4 Aquia Harbour</p> <p><b>Communication</b> 2.1 Notify Aquia Harbour</p>
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<b>Comment Form 7</b> <i>Received at public meeting on December 16, 2013</i>	<p><b>Environmental/Conservation/Open Space</b> I would like to be involved with recommendation 8.3. Where do I start?</p> <p><b>Other</b> Can you please have someone contact me reference becoming involved with responding to recommendation 8.3.</p>
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<b>Comment Form 8</b> <i>Received at public meeting on December 16, 2013</i>	<p><b>Legislation</b> Local realtor associations (FAAR, PWAR, GPAAR) should be included in discussions about noise.</p> <p><b>Other</b> 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?</p>
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<b>Comment Form 9</b> <i>Received at public meeting on December 16, 2013</i>	<p><b>Coordination</b> 1.3 Notify Aquia Harbour 1.4 Aquia Harbour</p> <p><b>Communication</b> 2.1 Notify Aquia Harbour Chief of Police before Range Activities start, 703-407-6106</p> <p><b>Military Operations</b> Widewater Elementary School &amp; Shirley Heim Middle School are very close to Range buffer zone.</p> <p><b>Transportation</b> 7.4 Provide commuter lot at Boswell's Corner; 4.6 Carpool/Ride share at Aquia Harbour</p> <p><b>Community Development / Planning</b></p>

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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 [blkngld6975@gmail.com](mailto:blkngld6975@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](mailto: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 amongs 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.