



## Commission Action

July 9, 2015

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<b>PROJECT</b> <b>Draft 2015 Marine Corps Base Quantico Master Plan Review</b> Marine Corps Base Quantico 3250 Catlin Avenue Quantico, Virginia	<b>NCPC FILE NUMBER</b> MP67
<b>SUBMITTED BY</b> United States Department of Defense United States Marine Corps	<b>NCPC MAP FILE NUMBER</b> 2402.00(05.00)44127
	<b>APPLICANT'S REQUEST</b> Approval of comments on draft master plan
	<b>ACTION TAKEN</b> Approve comments as requested
	<b>REVIEW AUTHORITY</b> Advisory per 40 U.S.C. § 8722 (a) and (b)(1)

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The Commission:

**Provides** the following comments on the draft 2015 Marine Corps Base Quantico Master Plan submission:

**Supports** the district-based planning approach of the Master Plan and overall structure of the document, which is designed to comply with policies from the United Facilities Criteria (UFC 2-100-01) for Installation Master Planning.

**Notes** that NCPC has review authority for all plans and projects within the Prince William County portion of Marine Corps Base Quantico (MCBQ) pursuant to the 1952 National Capital Planning Act, and that several projects were not reviewed by the Commission prior to construction, including: 1) the Marine Corps Intelligence Agency (MCIA) parking garage, 2) National Museum of the Marine Corps expansion, and 3) Heritage Center Parkway; and **Reminds** MCBQ to submit future projects.

### Master Plan

**Recommends** that MCBQ add a more detailed climate adaptation section to the Master Plan that identifies aspects of climate change that are likely to impact the installation's mission; how MCBQ will address those future potential impacts; and specific projects and programs that would help ensure continued installation operation.

**Recommends** that MCBQ revise the Master Plan to identify areas that would be most suitable for various stormwater management areas (rain gardens, bio-retention, underground retention, pervious pavement) and "green energy" (geothermal, solar, wind) production areas in support of the Master Plan's sustainability goals.

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**Recommends** that MCBQ consolidate parking as much as possible to reduce impervious surface area, to improve the urban design of the installation, and to foster transit, walking, and bicycle travel in support of the Master Plan’s sustainability goals.

**Recommends** that MCBQ simplify internal vehicular circulation as much as possible by eliminating redundant intersections and roadways with no adjacent development to maximize future development density and to minimize future infrastructure costs.

**Recommends** that MCBQ eliminate all unnecessary impervious surfaces within close proximity of the Potomac riverfront to bolster stormwater management efforts; to improve water quality in the Potomac River and Chesapeake Bay; and to minimize future infrastructure costs.

**Recommends** that MCBQ conduct further, more detailed planning to reinforce Barnett Avenue as the installation’s Main Street through a consistent streetscape, in-fill development, and cohesive character as appropriate, within the context of the Historic District.

**Recommends** that MCBQ locate future Russell Road development directly adjacent to or on existing development sites to increase walking, biking, and transit accessibility and to minimize future infrastructure costs.

**Recommends** that MCBQ reconfigure the future Museum district to provide a higher-quality, direct, pedestrian connection between the future hotel and museum building without crossing the surface parking lot.

#### Employee Parking

**Notes** that the MCBQ Master Plan and Transportation Management Plan are designed to adhere to the NCPC parking ratio goals with and without High Occupancy Vehicle (HOV) / Hot Occupancy Toll (HOT) facilities, but **recommends** that MCBQ strive to attain a 1:2.0 goal for Main Side to support the 2012 UFC Installation Master Planning policies; the installation’s ambitious plan to improve on-site bicycle and pedestrian facilities; planned off-site transportation improvements; and the installation’s employees who reside within the surrounding area.

#### Transportation Management Plan

**Recommends** that MCBQ revise the Transportation Management Plan to include short-term and long-term travel mode share goals in support of the installation’s 1:1.5 long-range parking goal for West Side and NCPC’s recommended 1:2.0 parking goal for Main Side.

#### Future Coordination

**Requests** that MCBQ provide written responses to all referral comments from the Virginia Department of Transportation, Prince William County, Northern Virginia Regional Commission, and National Park Service as part of the final Master Plan submission.

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**Requests** that MCBQ work with NPS and NCPC staff to determine how the Potomac Heritage National Scenic Trail (PHT) can complement installation operations, with future connections to a regional pedestrian, bicycle and water trail network, as well as provide interpretive opportunities.

**Requests** that MCBQ commit to work with Stafford, Prince William, and Spotsylvania Counties to establish additional transit, bicycle, carpool/vanpool, and pedestrian programs between the local surrounding communities and the installation.

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Deborah B. Young [Date]  
Secretary to the National Capital Planning Commission