

STAFFORD
Virginia

Impact of MCBQ on Stafford County

Military Affairs Council & Quantico/Belvoir
Regional Business Alliance

July 28, 2011

www.GoStaffordVA.com



Quantico Marine Corps Base Location



www.GoStaffordVA.com

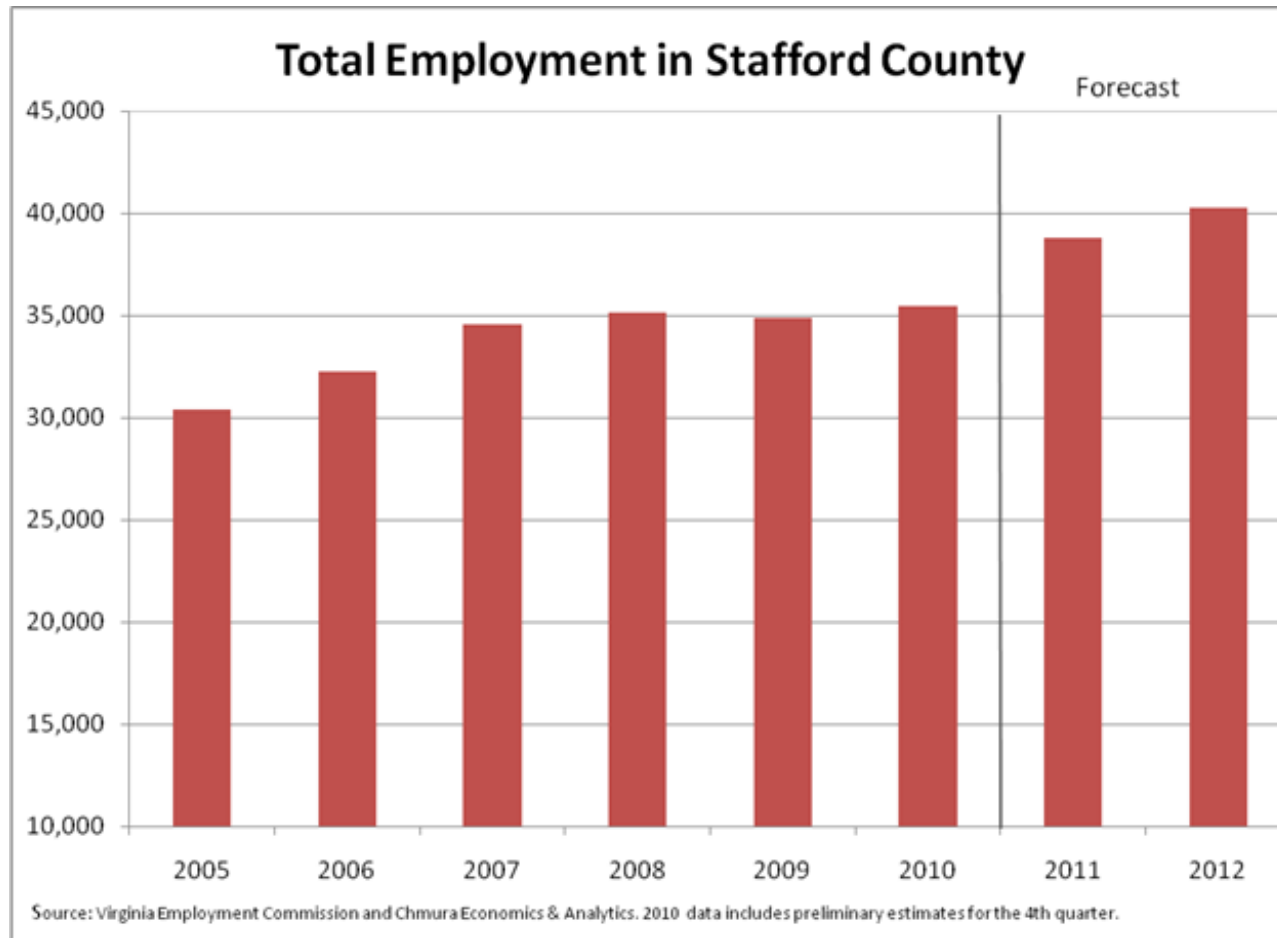


Recent Initiatives & Actions

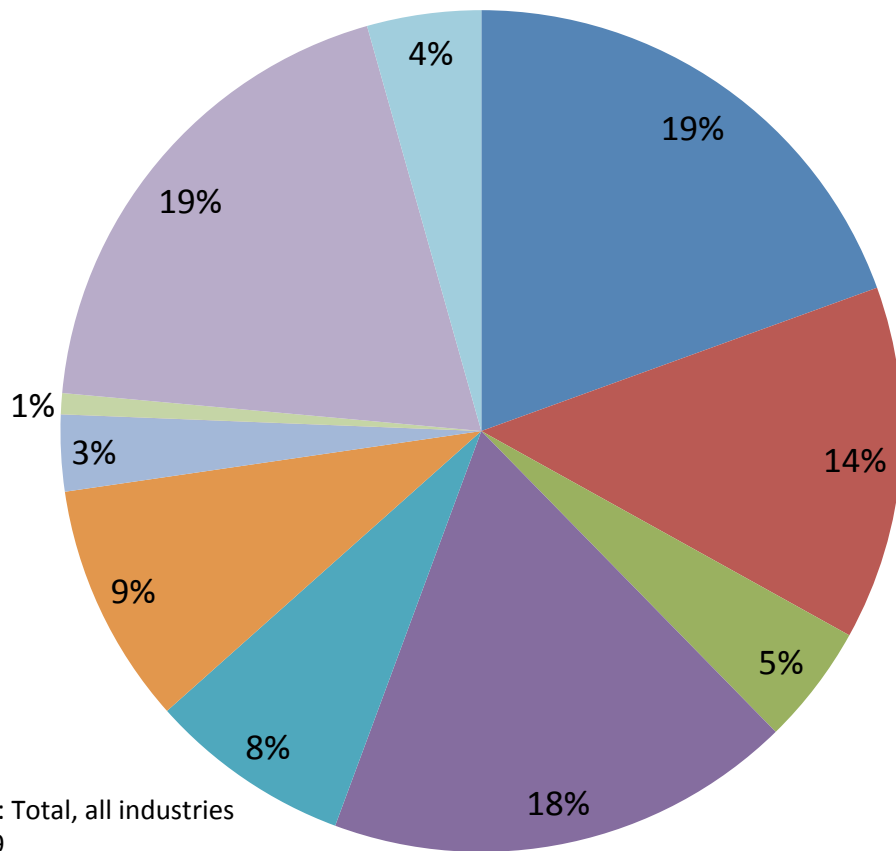
- Adoption of New Comprehensive Plan – Dec 2010
- Adoption of Redevelopment Plan – May 2011
- Increased FAR and Adoption of Form-Based Code – June 2011
- Completion of ED 10 Point Plan – July 2011



Stafford Employment History



Employment Sector Breakdown



Note: Total, all industries
2,309

- Health Care and Social Assistance (338)
- Retail Trade (236)
- Finance and Insurance (80)
- Professional Scientific & Technical Services (312)
- Admin., support, Waste Mgmt, Remediation (135)
- Accommodation and Food Services (161)
- Education Services (51)
- Public Administration (14)
- Construction (333)
- Wholesale Trade (76)



At Place Employment 2005-2010

	2005 to 2010		2010 to 2020 Forecast
	Stafford County	Virginia	Stafford County
Construction & Mining	-12.2%	-5.3%	3.9%
Manufacturing	5.1%	-4.8%	2.1%
Wholesale Trade	-5.4%	-1.3%	2.9%
Retail Trade	5.0%	-1.0%	2.9%
Transportation, Warehousing, & Utilities	2.0%	-1.4%	2.9%
Information	4.3%	-3.7%	3.7%
Finance, Insurance, and Real Estate	ND	-2.0%	3.7%
Professional & Business Services	4.8%	1.3%	5.0%
Education & Health	6.3%	2.3%	4.5%
Leisure	0.8%	0.5%	3.2%
Other Services	-0.4%	0.2%	3.6%
Government	39.4%	2.4%	3.4%
Total Nonfarm Employment	3.1%	-0.2%	3.8%
ND=nondisclosable			
Source: Chmura Economics & Analytics and the Virginia Employment Commission			

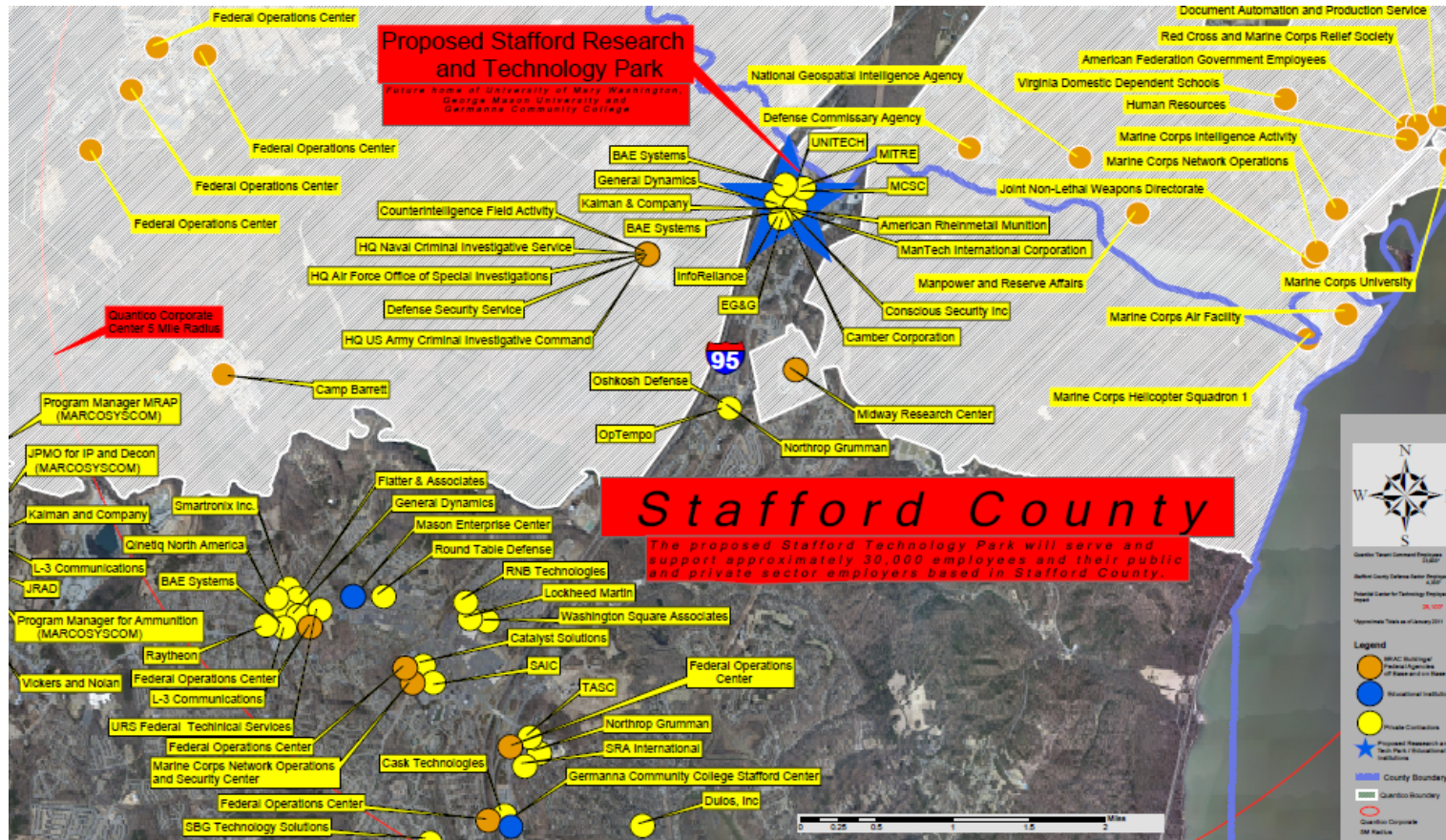


What does this mean for Stafford?

- Government Contractors/Federal Agencies & Supporting Companies: 326
- Jobs Provided: 5680 (excludes MCBQ)
- Increased Commercial Real Estate Values:
\$1.3B (2005) – \$2.5B (2010)
- Property and Sales Tax Revenues



Impact of MCBQ on Stafford



What's Next?

- Implementation of Redevelopment Master Plan (Boswell's Corner); sensitive to base concerns
- MCBQ Joint Land Use Study
- Advancement of Research & Tech Park Initiative
- Evaluation of Existing Incentive Programs



STAFFORD
Virginia

QUESTIONS?

www.GoStaffordVA.com

