



Welcome



Environmental Impact Statement for Multiple Projects in Support of Marine Barracks Washington, DC



Public Meeting

*Your involvement assists the Marine Corps in making an informed decision.
Thank you for your participation.*

April 22, 2015

For more information, please visit the project website at: www.mbweis.com

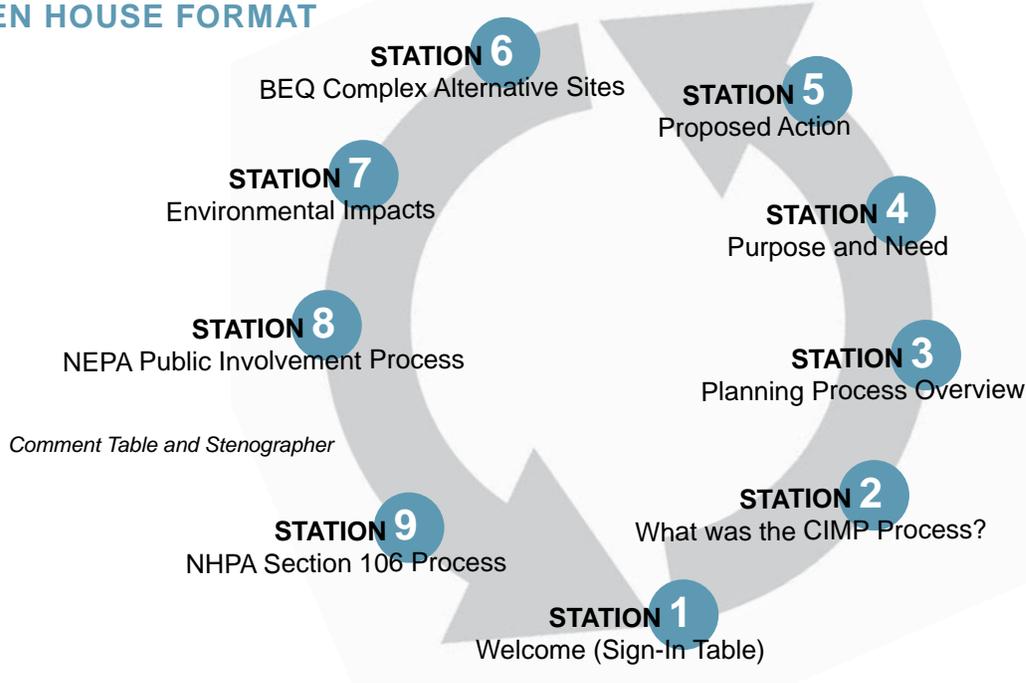


Public Meeting Guide

Welcome to the public meeting for the Draft Environmental Impact Statement (EIS) for Multiple Projects in Support of Marine Barracks Washington (MBW). The Draft EIS evaluates the potential environmental consequences that may result from implementation of repair, renovation, and construction projects at or proximate to MBW anticipated to occur within an approximately 5-year planning horizon from the publication of the Record of Decision (anticipated early 2016). This handout provides brief guidance on how you can participate in this public meeting.

- This meeting follows an open-house format with no formal presentation by the Marine Corps.
- Marine Corps representatives are here to solicit your comments on the Draft EIS; we have several stations and displays where you can get information and ask questions from members of the team, including Marines, planners, and experts in many relevant environmental fields.
- While you may choose to visit stations/displays in any order, we have arranged them in an order that facilitates understanding of the Draft EIS findings and the EIS process.

OPEN HOUSE FORMAT



During the Draft EIS comment period, the public can provide input in various ways:

- Submit your comments today at the Public Meeting,
- Electronically enter your comments at www.mbweis.com, and
- Write your comments and mail them to:

Katherine Childs
 MBW EIS Project Manager
 1314 Harwood St SE, Building 212
 Washington Navy Yard, D.C. 20374-5018

*To ensure your comments are addressed in the Final EIS, please
 submit them by May 26, 2015.*





What was the Community Integrated Master Plan Process?



CIMP

- First-of-its-kind, transparent process to evaluate community-military partnership opportunities
- An effective method for community-driven, consensus-based solutions
- Various engagement opportunities between 2010 and 2013

CONSENSUS BUILDING EFFORTS

- Community Leadership Group
- Development of consensus community development objectives
- Workshops and Open House Public Meetings:
 - Open House
 - Workshop Series (4 workshops, February through May 2010)
 - Community Integrated Master Plan Forum (2 sessions, November and December 2010)
 - More than 100 stakeholder meetings

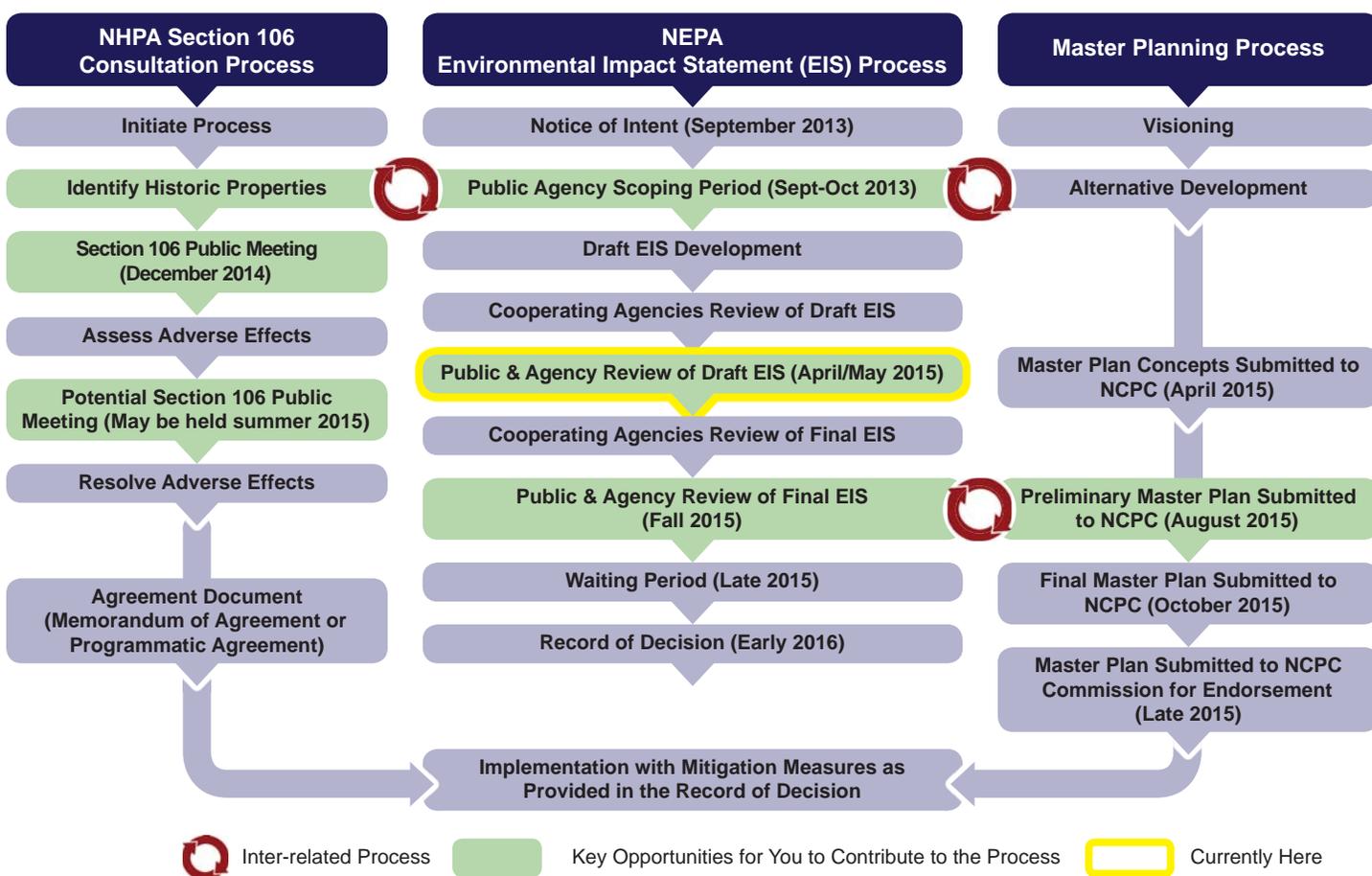
MAJOR OUTCOMES

- Identification of viable Bachelor Enlisted Quarters (BEQ) Complex sites:
 - Two of the alternative sites for this EIS
- Identification of issues also to be addressed in the EIS:
 - Minimize/mitigate impacts to the tax base and public services to DC residents
 - Maximize public space within Anti-Terrorism/ Force Protection (AT/FP) standoff distance
 - Strive to respect the L'Enfant Plan





Planning Process Overview



The **National Environmental Policy Act (NEPA)** guides the Marine Corps' environmental analysis process.

The **National Historic Preservation Act (NHPA)** requires federal agencies to consider the effects of their actions on historic properties.

The **National Capital Planning Act** establishes the National Capital Planning Commission (NCPC) as the central planning agency for the federal government in the National Capital Region.

These inter-related processes will take place concurrently.





Environmental Impact Statement | Purpose and Need



ENVIRONMENTAL IMPACT STATEMENT PURPOSE AND NEED

*The **purpose** of the Proposed Action is to address existing and anticipated facility deficiencies at MBW.*

*The Proposed Action is **needed** to better support the functions and mission of MBW.*

Proposed projects are needed to address:

- Current Requirements for Adequate Space for Mission and Support Functions
- Space Configuration
- Department of Defense (DOD) Quality of Life Standards
- Life Safety
- Sustainability/Energy Efficiency
- AT/FP

MBW MISSION

Supports ceremonial commitments within the National Capital Region

Provides security at designated locations

Conducts enlisted distance education mission for the Marine Corps

Prepares Marines for service in the operating forces

Supports contingency security missions, including:

- Presidential support duties
- Light infantry training
- Ceremonial marchers
- Funeral support at Arlington National Cemetery
- Marine Corps Silent Drill Platoon, Marine Corps Body Bearers, Marine Corps Color Guard, Marine Drum and Bugle Corps, US Marine Band





Proposed Action

5-YEAR PLANNING HORIZON (Detailed Analysis)

Replacement BEQ Complex:

- Acquire a site, establish a tenant site on federal/ DOD property, or select a site on DOD property for a split-site alternative
- Construct a new BEQ Complex (approximately 191,405 square feet [SF]) to replace the existing BEQ and support functions at Building 20

MBW Main Post:

- Building 7 interior renovations to partitions, finishes, fixtures, and building systems

MBW Annex:

- Upgrade the existing access point at the corner of 7th and K Streets SE

Installation-wide:

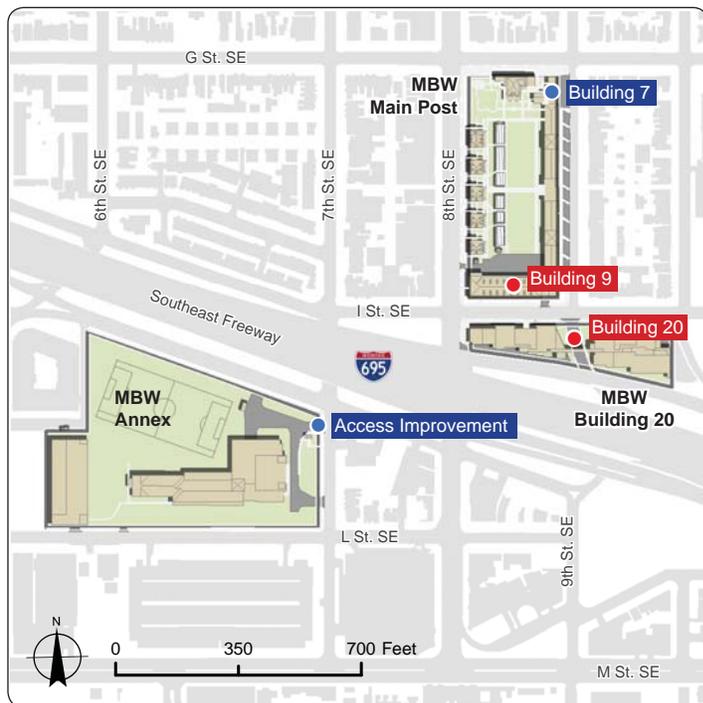
- Improvements to building facades, fencing, infrastructure, pedestrian amenities, and landscaping to foster MBW integration with the community

BEYOND 5-YEAR PLANNING HORIZON (Programmatic Look)

Building 20/Building 20 Site Reuse

Building 9 Interior Renovations

Additional Landscaping and Maintenance Projects



MBW Projects

- Within 5-Year Planning Horizon
- Beyond 5-Year Planning Horizon
- MBW Sites





Main Post, Annex, and Installation-wide Projects



Projects to Foster MBW Integration with the Community

- | | |
|--|--|
| <ul style="list-style-type: none"> A. Resurface entrance and parking lot surfaces B. Replace garage doors, coordinate signage, enhance pavement C. Install benches D. Coordinate main entrance signage E. Enhance streetscape F. Redesign entry gate and perimeter fencing | <ul style="list-style-type: none"> G. Install low sign wall or bollards to direct pedestrian traffic H. Resurface entrance with split granite/ resurface parking lot and drive with permeable pavement I. Replace lawn with evergreen and semi-evergreen plants J. Install sign, landscaping at northwest corner K. Enhance garage facade |
|--|--|





Alternatives | BEQ Complex Sites

The Screening Criteria presented during the scoping period were refined based on public comments, key stakeholder input, and additional analysis:

- Comments indicated a preference for siting the replacement BEQ Complex on DOD-owned land
- Further analysis determined that construction of a BEQ Complex at Site D as presented during the scoping period was not feasible due to structural integrity of existing buildings and potential displacement of 620 occupants

The result was a modification of Screening Criterion 2 to allow for a split-site option on DOD-owned property, a revision to Alternative 4/Site D, and the addition of Alternative 5/Site E.

FINAL SITE SCREENING CRITERIA

Criterion 1 - Within a 10-minute walk from MBW Main Post:

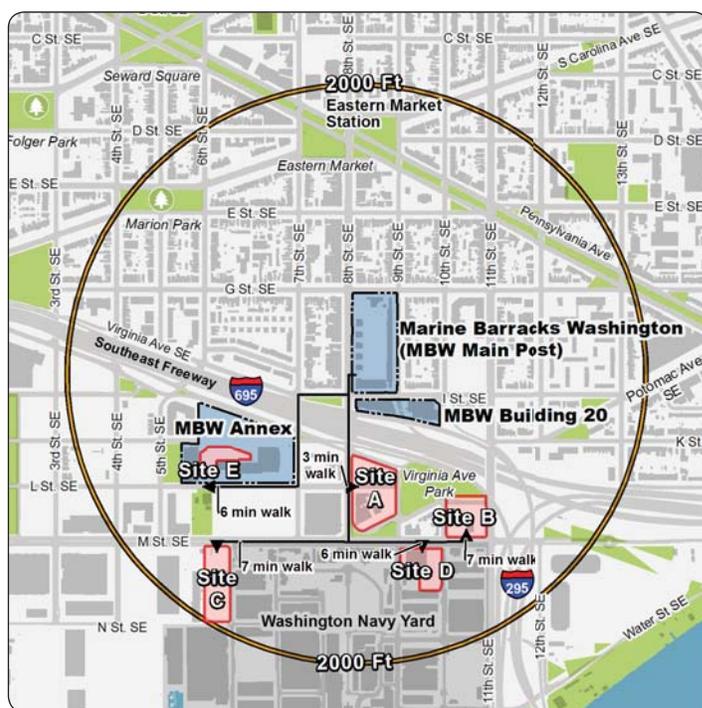
- Necessary for MBW mission/campus requirements

Criterion 2 - Must meet minimum developable area requirements, including:

- Appropriate AT/FP setback distances
- Compliance with applicable laws governing height restrictions
- Space to accommodate the replacement BEQ Complex (191,405 SF), including supporting facilities and parking) at:
 - A single site, or
 - A DOD-owned split site that replaces the BEQ functions (approximately 116,101 SF), and retains the existing parking assets below Building 20

Criterion 3 - Must not relocate public services for DC residents:

- Services include public housing, education and/or public recreation services



Key

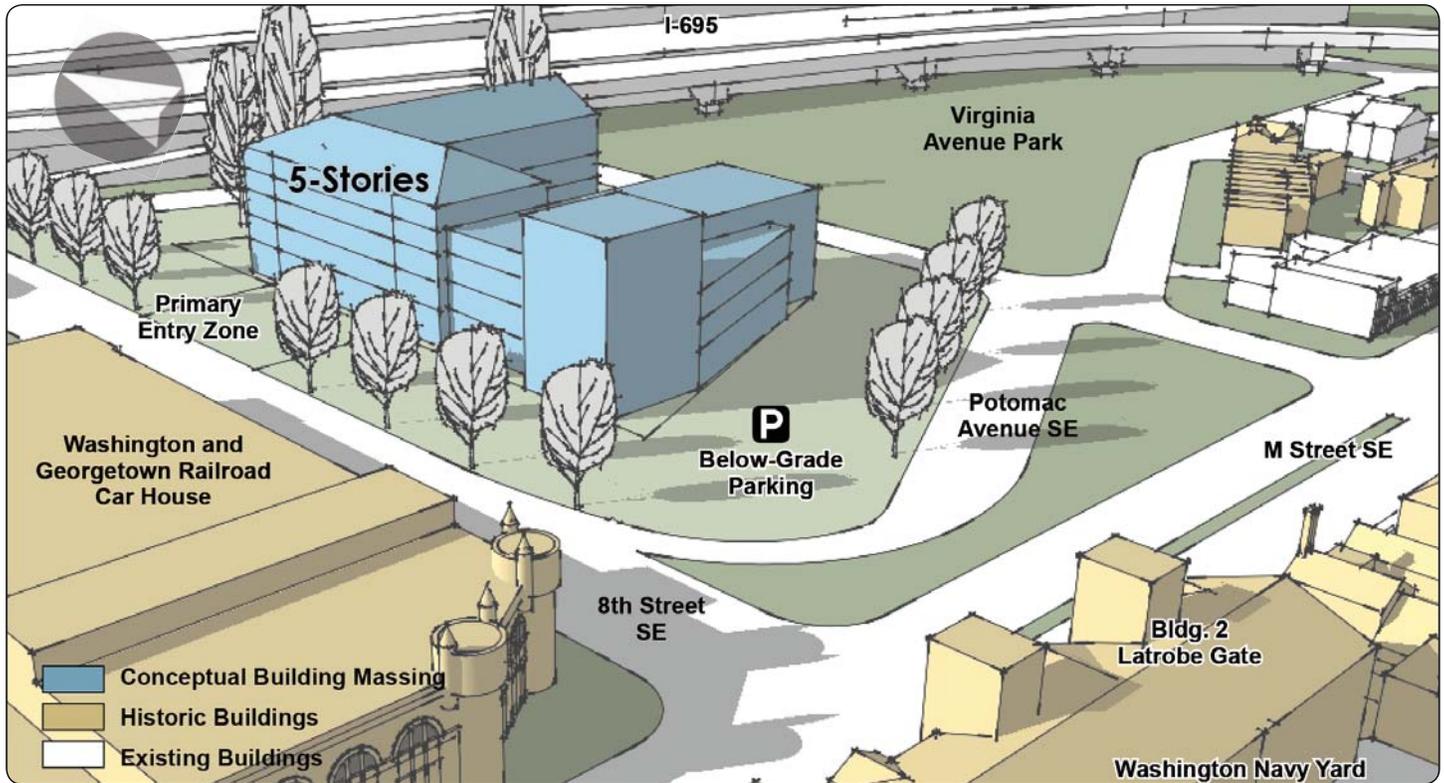
- Marine Barracks Washington Sites
- Alternative BEQ Complex Sites
- 2,000 FT Radius from Main Gate (MBW)
- Walking Routes from Main Gate (MBW)
- Buildings
- Roads
- Green/Open Space
- Water

Source: DC GIS Data Clearinghouse/Catalog





Alternatives | BEQ Complex Sites



ALTERNATIVE SITE A

- 3.0-acre privately-owned site
- Composed of Squares 929, 930 and L Street between 8th and 9th Streets SE
- Adjacent to Virginia Avenue Park
- Site to accommodate entire BEQ Complex
- Maximum height 90 feet

Key

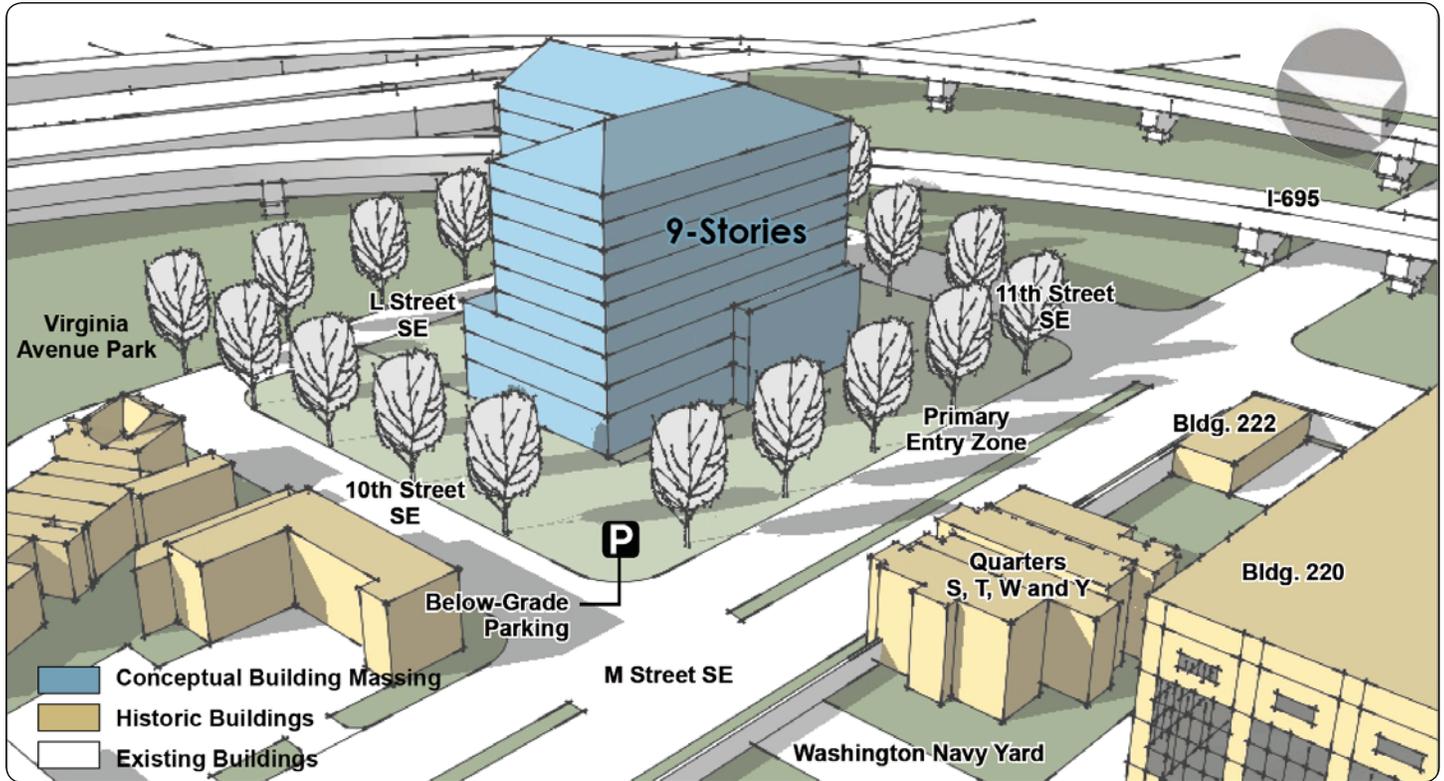
- Site A Boundary
- Alternative Site A - Buildable Area
- AT/FP Vehicle/ Perimeter Setback (66 FT)
- L'Enfant Plan Right-of-Way
- Pedestrian Buffer

Source: DC GIS Data Clearinghouse/Catalog, Esri, Digital Globe
Note: L'Enfant Plan ROW provided for general reference. National Register boundaries of L'Enfant Plan Streets are coterminous with the historic and present ROW.





Alternatives | BEQ Complex Sites



Source: DC GIS Data Clearinghouse/Catalog, Esri, Digital Globe
Note: L'Enfant Plan ROW provided for general reference. National Register boundaries of L'Enfant Plan Streets are coterminous with the historic and present ROW.

ALTERNATIVE SITE B

- 1.8-acre privately-owned site
- Composed of Square 976 and a portion of L Street SE between 10th and 11th Streets SE
- Site to accommodate entire BEQ Complex
- Maximum height 110 feet

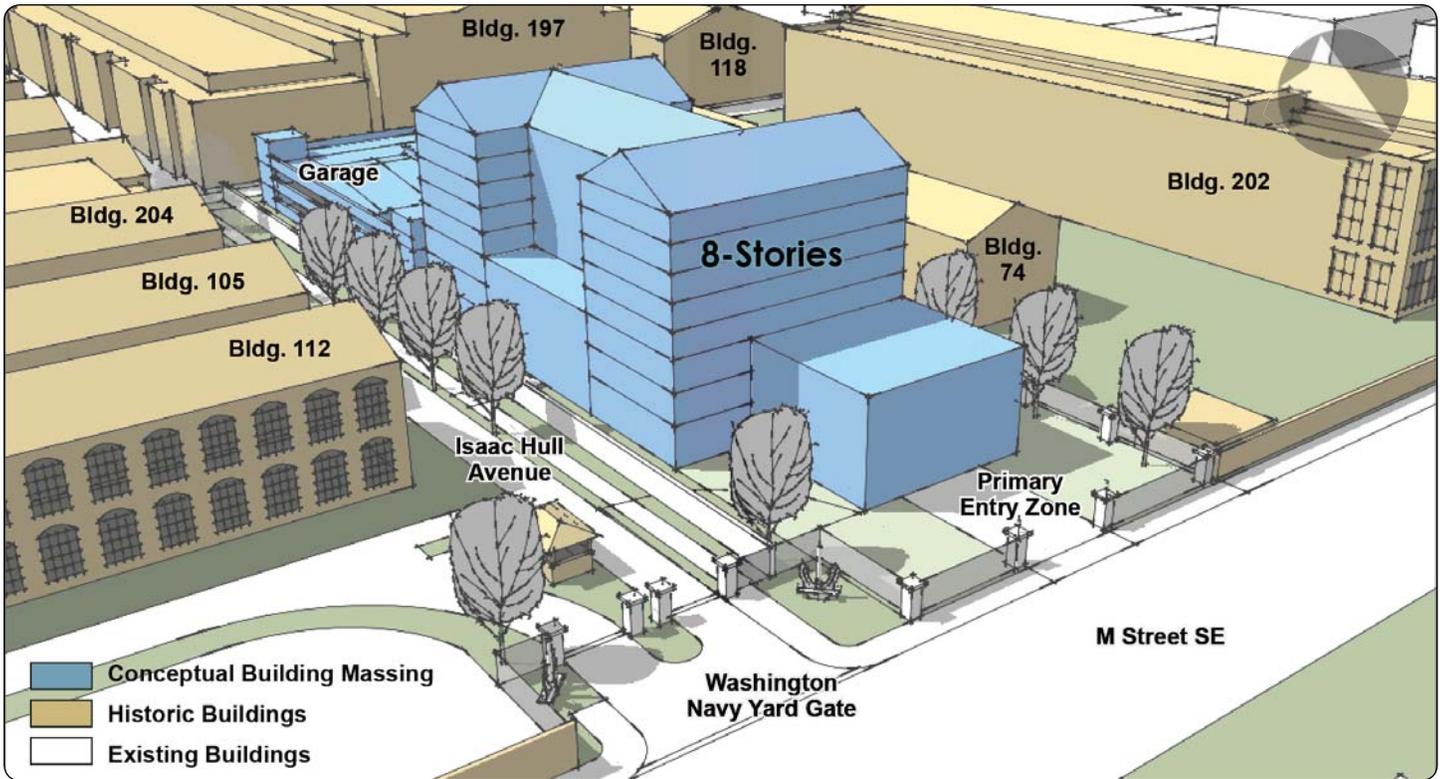
Key

- Site B Boundary
- Alternative Site B - Buildable Area
- AT/FP Vehicle/ Perimeter Setback (66 ft)
- Pedestrian Buffer
- Washington Navy Yard
- L'Enfant Plan Right-of-Way





Alternatives | BEQ Complex Sites



Source: DC GIS Data Clearinghouse/Catalog, Esri, Digital Globe
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ALTERNATIVE SITE C

- 2.1-acre federally-owned site (General Services Administration [GSA])
- Composed of portion of Square 853 in the Southeast Federal Center just west of Washington Navy Yard (WNY)
- Would require agreement with Forest City Washington and GSA for transfer of land for Marine Corps development
- Site to accommodate entire BEQ Complex
- Maximum height 110 feet

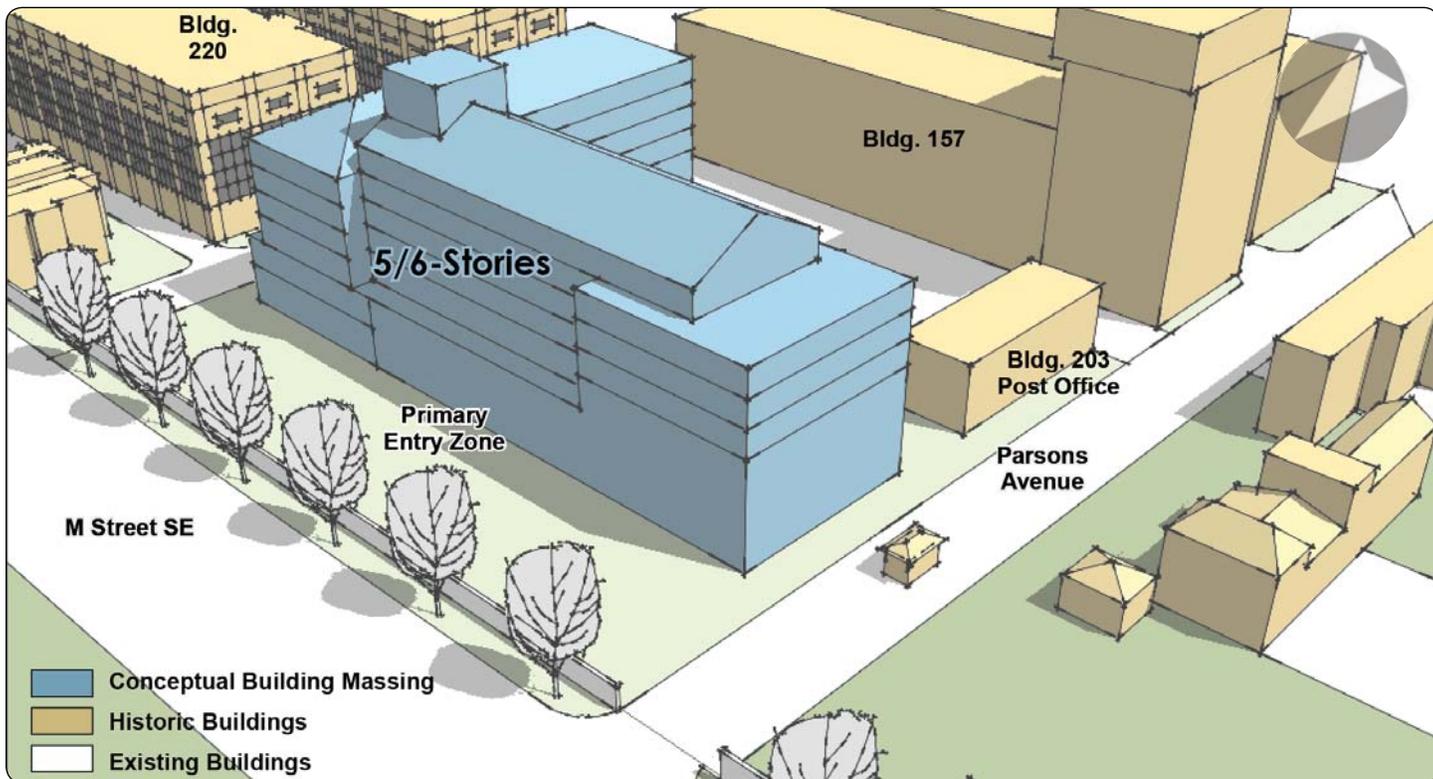
Key

- Site C Boundary
- Alternative Site C - Buildable Area
- AT/FP Vehicle/ Perimeter Setback (66 FT)
- Pedestrian Buffer
- Washington Navy Yard
- L'Enfant Plan Right-of-Way





Alternatives | BEQ Complex Sites



ALTERNATIVE SITE D

- 1.67-acre DOD-owned site
- Composed of northern end of Square 953 within the WNY boundary
- Parking requirement would be met at MBW Building 20 site (not shown)
- Maximum height 110 feet

Key

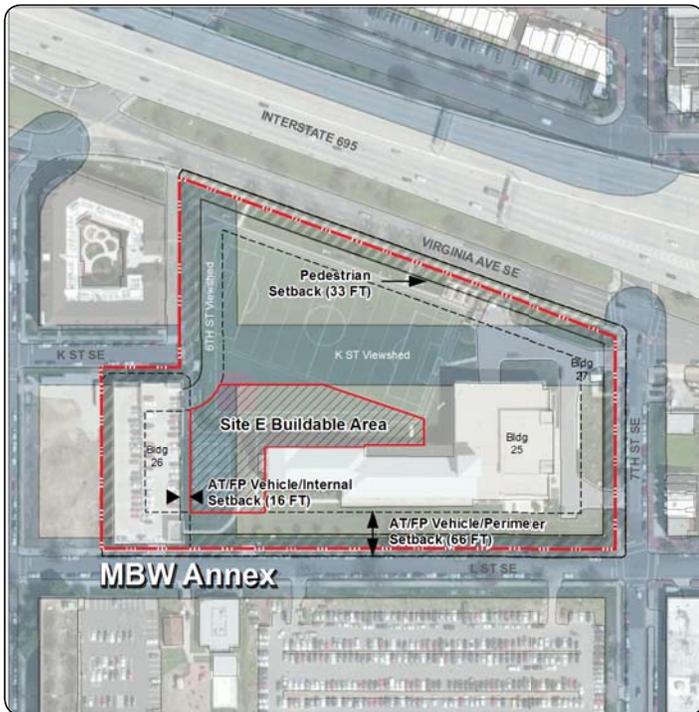
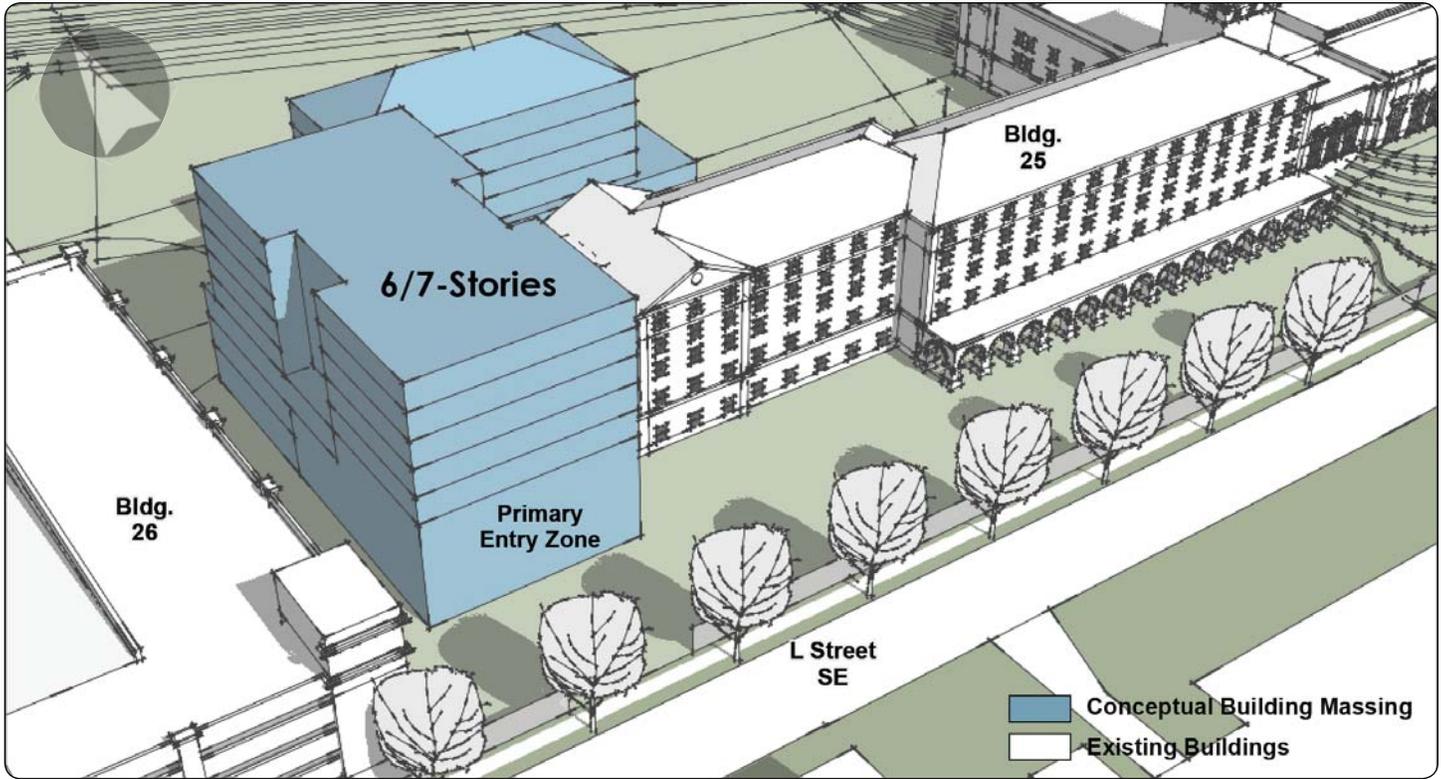
- Site D Boundary
- Alternative Site D - Buildable Area
- AT/FP Vehicle/ Perimeter Setback (66 FT)
- Washington Navy Yard
- L'Enfant Plan Right-of-Way

Source: DC GIS Data Clearinghouse/Catalog, Esri, Digital Globe
Note: L'Enfant Plan ROW provided for general reference. National Register boundaries of L'Enfant Plan Streets are coterminous with the historic and present ROW.





Alternatives | BEQ Complex Sites



ALTERNATIVE SITE E

- 0.89-acre DOD-owned site
- Composed of area between Buildings 25 and 26 at the MBW Annex
- Parking requirement would be met at MBW Building 20 site (not shown)
- Maximum height 90 feet

Key

- Alternative Site E - Buildable Area
- Installation Boundary (MBW Annex)
- L'Enfant Plan Right-of-Way
- AT/FP Vehicle/ Perimeter Setback (Varies)
- Pedestrian Buffer

Source: DC GIS Data Clearinghouse/Catalog, Esri, Digital Globe
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Environmental Impacts

The environmental impact analysis presented in the Draft EIS focuses on the projects that would occur within the 5-year planning horizon. Potential impacts for projects occurring beyond the 5-year planning horizon were identified wherever possible; however, sufficient information to conduct detailed analysis is not readily available at this time.

LAND USE

Alternatives 1 and 2:

- Require zoning change to “unzoned/federal” lands
- Impacts to L Street Right-of-Way (ROW)

Alternative 3:

- Inconsistent with planned residential land use under the “The Yards” Master Redevelopment Plan
- Would require agreement with Forest City Washington and GSA for the transfer of land for Marine Corps development

Alternative 4:

- No significant impacts

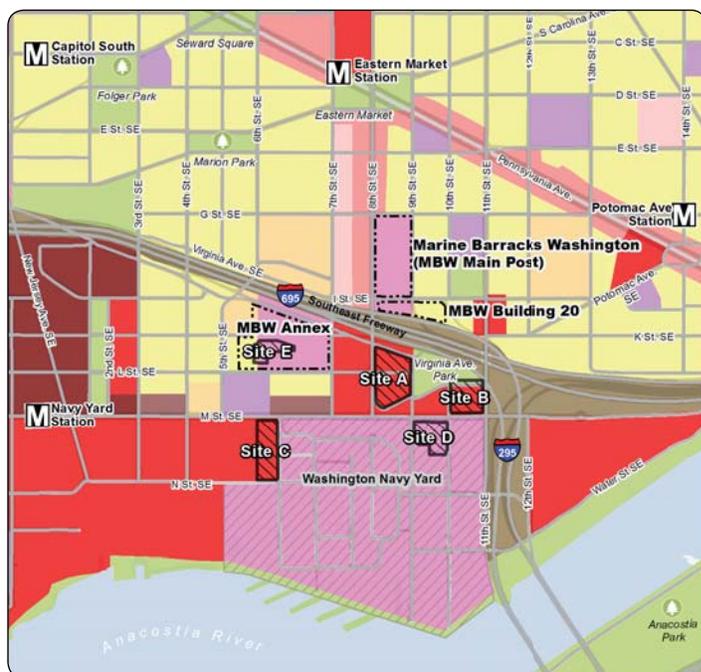
Alternative 5:

- Inconsistent with prior land use commitments for the 6th Street L’Enfant ROW (74 feet of viewshed would be lost to construction of the BEQ complex)

Resource Areas with Less than Significant or No Impacts

- Transportation
- Water Resources
- Socioeconomics
- Biological Resources
- Environmental Justice
- Air Quality
- Public Health & Safety
- Geology & Soils
- Public Services
- Noise

Planned Land Use



Source: DC GIS Data Clearinghouse/Catalog



Key

- Marine Barracks Washington Sites
- Washington Navy Yard
- Alternative BEQ Sites
- Roads

Future Land Use

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial High Density
- Mixed Uses
- Local Public
- Institutional
- Professional, Technical
- Federal
- Parks, Recreation, and Open Space
- Water





Environmental Impacts

The environmental impact analysis presented in the Draft EIS focuses on the projects that would occur within the 5-year planning horizon. Potential impacts for projects occurring beyond the 5-year planning horizon were identified wherever possible; however, sufficient information to conduct detailed analysis is not readily available at this time.

CULTURAL RESOURCES

Alternative 1:

- Impact to Capitol Hill Historic District from demolition of historic buildings and L'Enfant Plan impacts
- Visual impacts to Washington Navy Yard National Historic Landmark (NHL)

Alternative 2:

- Visual impacts to Capitol Hill Historic District, L'Enfant Plan, Washington Navy Yard NHL

Alternative 3:

- No significant impacts

Alternative 4:

- Impact to National Register of Historic Places-eligible WNY East Extension from demolition of historic building

Alternative 5:

- Impact to L'Enfant Plan 6th Street viewshed

While there would be an adverse effect to historic properties under the NHPA, there would be no significant impacts under NEPA because the agreement document developed as part of the NHPA Section 106 consultations will include stipulations to resolve adverse effects under any alternative chosen.

Historic Properties and Districts Present in the Area of Potential Effects (APE)



Key

- Marine Barracks Washington Sites
- Alternative BEQ Complex Sites
- Preliminary Draft Area of Potential Effects
- Buildings
- Roads

Historic Districts

- Capitol Hill
- Marine Barracks (National Historic Landmark)
- Washington Navy Yard (National Historic Landmark)
- L'Enfant Reservation

0 250 500 1000 Feet
Source: DC GIS Data Clearinghouse/Catalog

Note: Given the scale of the figure, not all historic properties adjacent to the potential replacement BEQ Complex sites are shown. A detailed look at the historic properties present at each site is discussed in the NHPA and Section 106 Process section of these fact sheets.





NEPA Public Involvement Process

YOUR PARTICIPATION

Your input is essential to ensure the most informed decision is made. There are several ways to participate:

- Participate in the Public Meeting
- Review the Draft EIS
- Provide Comments on the Draft EIS

All comments submitted on the Draft EIS will become part of the public record and will be responded to in the Final EIS.

PARTICIPATE TODAY

You can provide your comments in the following ways:

1. Submit them here at the meeting
2. Electronically enter them at www.mbweis.com
3. Mail written comments to:

Katherine Childs
MBW EIS Project Manager
1314 Harwood St SE
Building 212
Washington Navy Yard, D.C.
20374-5018

For further information, please contact the Public Affairs Office (PAO) Representative at:

Captain Diann Rosenfeld
MBW PAO
(202) 433-6660

Please provide your comments by May 26, 2015 to ensure they are addressed in the Final EIS.

PARTICIPATE IN THE FUTURE

Your future involvement includes:

- Participating in the potential Section 106 Public Meeting (to be held Summer 2015 if needed)
- Reviewing the Final EIS
- Getting on the mailing list and/or checking the project website at www.mbweis.com for updates on the Draft and Final EIS

*With your involvement the Marine Corps can make an informed
decision on the Proposed Action and alternatives*





National Historic Preservation Act and Section 106 Process

The NHPA requires federal agencies to consider the effects of their proposed actions on historic properties, which include: archaeological sites, historic buildings and structures, districts, landscapes, and Traditional Cultural Properties that are eligible for listing in the NRHP.

EFFECTS TO CULTURAL RESOURCES

BEQ Replacement Complex

- Alternative 1:
 - Adverse effect from demolition of historic buildings (both individually and as contributing structures to the Capitol Hill Historic District), closure of L'Enfant Plan street, and changes to Capitol Hill Historic District, L'Enfant Plan and Washington Navy Yard NHL viewsheds
- Alternative 2:
 - Adverse effect from changes to Capitol Hill Historic District, L'Enfant Plan, and Washington Navy Yard NHL viewsheds
- Alternative 3:
 - No adverse effect
- Alternative 4:
 - Adverse effect to National Register of Historic Places -eligible Washington Navy Yard East Extension from demolition of historic building
- Alternative 5:
 - Adverse effect to L'Enfant Plan 6th Street viewshed

Main Post Renovation Projects

- All improvements to Building 7 (replacement of windows, light fixtures, finishes etc.) would be in accordance with federal standards for historic rehabilitation
- No adverse effect to the Capitol Hill Historic District or other historic properties

Projects to Foster MBW Integration with the Community

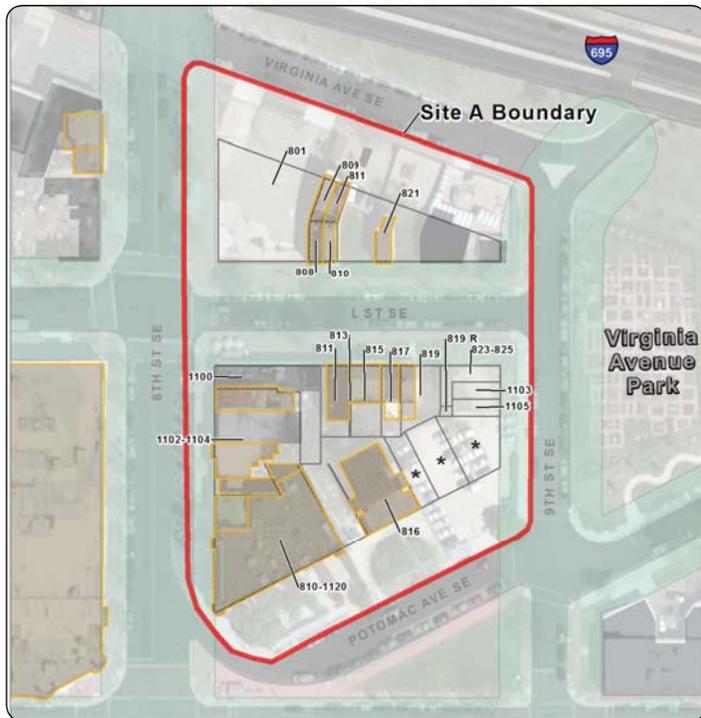
- Improvements would be scaled to neighborhood character and enhance exterior aesthetics within the viewsheds of nearby historic properties
- No adverse effect to historic properties

A Section 106 agreement would be developed to resolve adverse effects, including the need for archaeological monitoring or investigations as necessary, under any alternative chosen.





NHPA/Section 106: BEQ Complex Alternative Sites



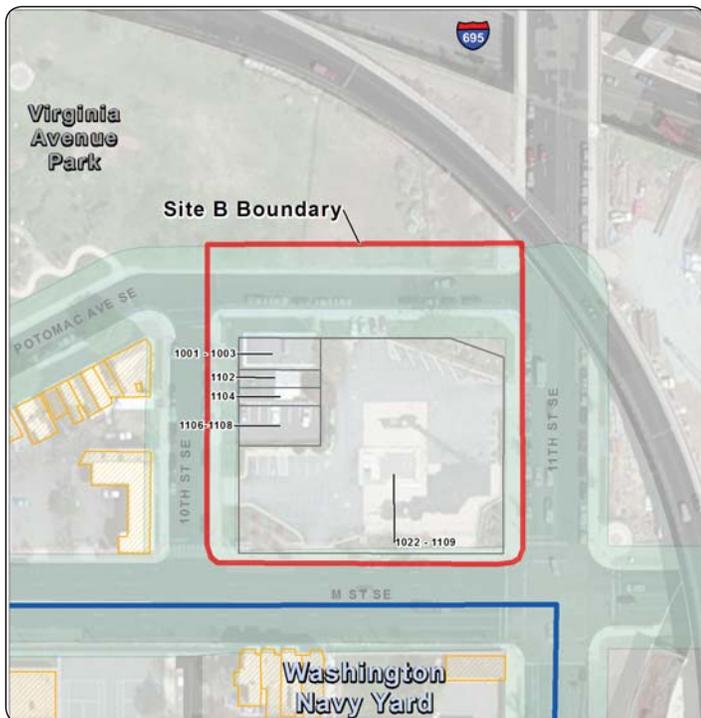
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ALTERNATIVE SITE A

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- Composed of Squares 929, 930 and L Street SE between 8th and 9th Streets SE
- Adjacent to Virginia Avenue Park
- Site to accommodate entire BEQ Complex
- Maximum height 90 feet

Key

- Alternative BEQ Complex Site A
- Historic Buildings
- DC Parcels
- L'Enfant Plan Right-of-Way
- No Address Numbers Available



Source: DC GIS Data Clearinghouse/Catalog, Esri, Digital Globe
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ALTERNATIVE SITE B

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- Site to accommodate entire BEQ Complex
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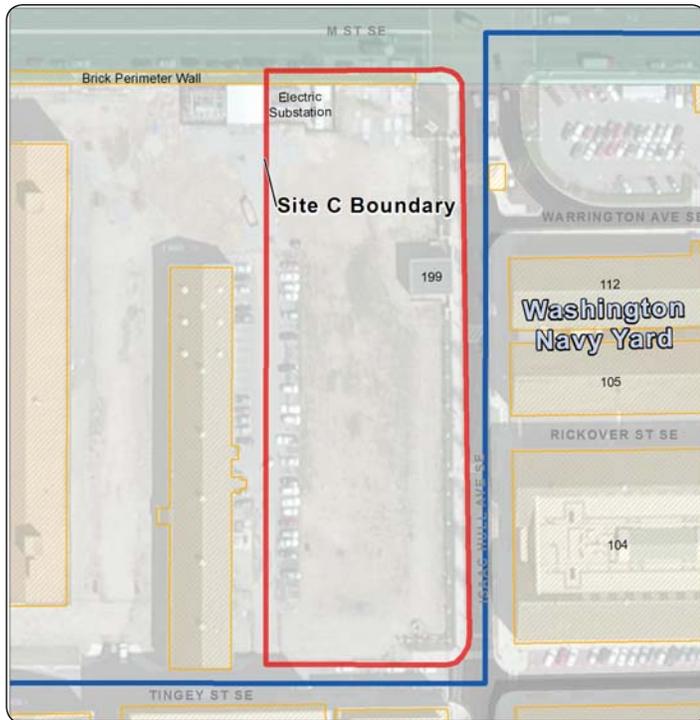
- Alternative BEQ Complex Site B
- Historic Buildings
- Washington Navy Yard
- L'Enfant Plan Right-of-Way

For a notional massing of the replacement BEQ Complex at each of the alternative sites, please refer back to the figures starting on page 8.





NHPA/Section 106: BEQ Complex Alternative Sites



Source: DC GIS Data Clearinghouse/Catalog, Esri, Digital Globe
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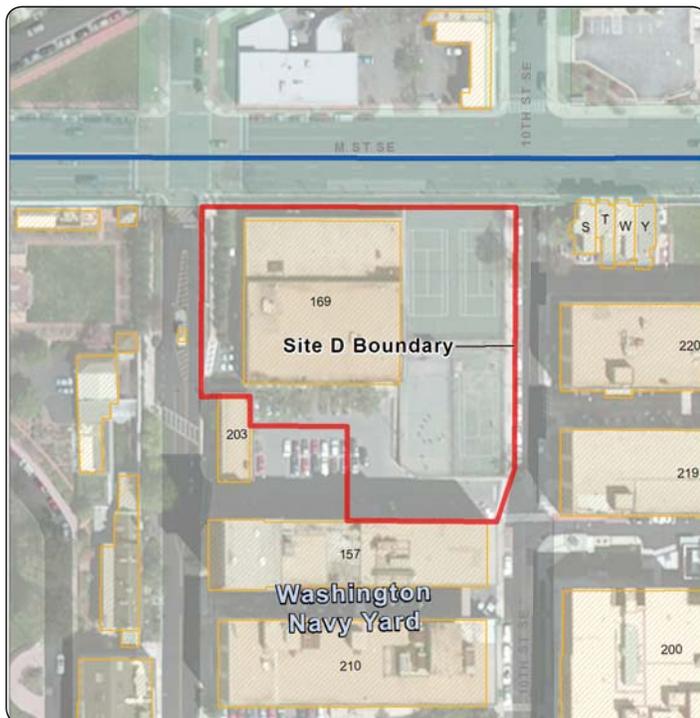


ALTERNATIVE SITE C

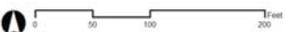
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ALTERNATIVE SITE D

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NHPA/Section 106: BEQ Complex Alternative Sites



ALTERNATIVE SITE E

- 0.89-acre DOD-owned site
- Composed of area between Buildings 25 and 26 at the MBW Annex
- Parking requirement would be met at MBW Building 20 site (not shown)
- Maximum height 90 feet

Key

-  Alternative BEQ Complex Site E
-  DC Parcels
-  Buildings
-  L'Enfant Plan Right-of-Way
-  L'Enfant Reservations

Source: DC GIS Data Clearinghouse/Catalog, Esri, Digital Globe
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