

Environmental Impact Statement for Multiple Projects in Support of Marine Barracks Washington, D.C.

Welcome



Public Meeting

Your involvement assists the Marine Corps in making an informed decision.

Marine Corps representatives are available to provide information and answer questions on the findings presented in the Draft Environmental Impact Statement (EIS).

What was the Community Integrated Master Plan Process?



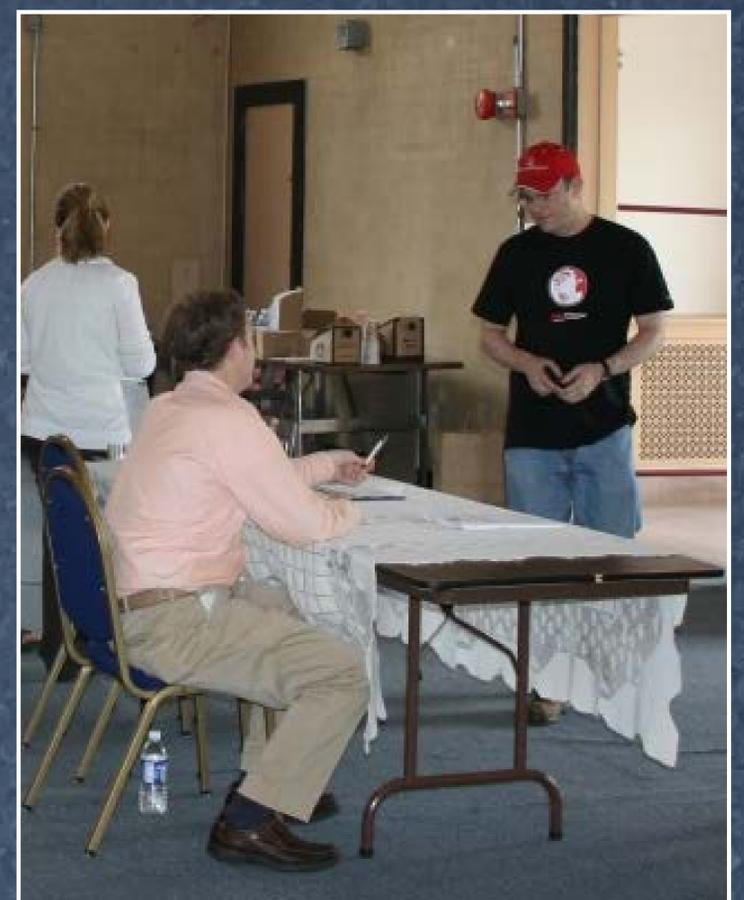
- First-of-its-kind, transparent process to evaluate community-military partnership opportunities
- An effective method for community-driven, consensus-based solutions
- Various engagement opportunities between 2010 and 2013

Consensus Building Efforts

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

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 and Force Protection (AT/FP) standoffs
 - Strive to respect the L'Enfant Plan





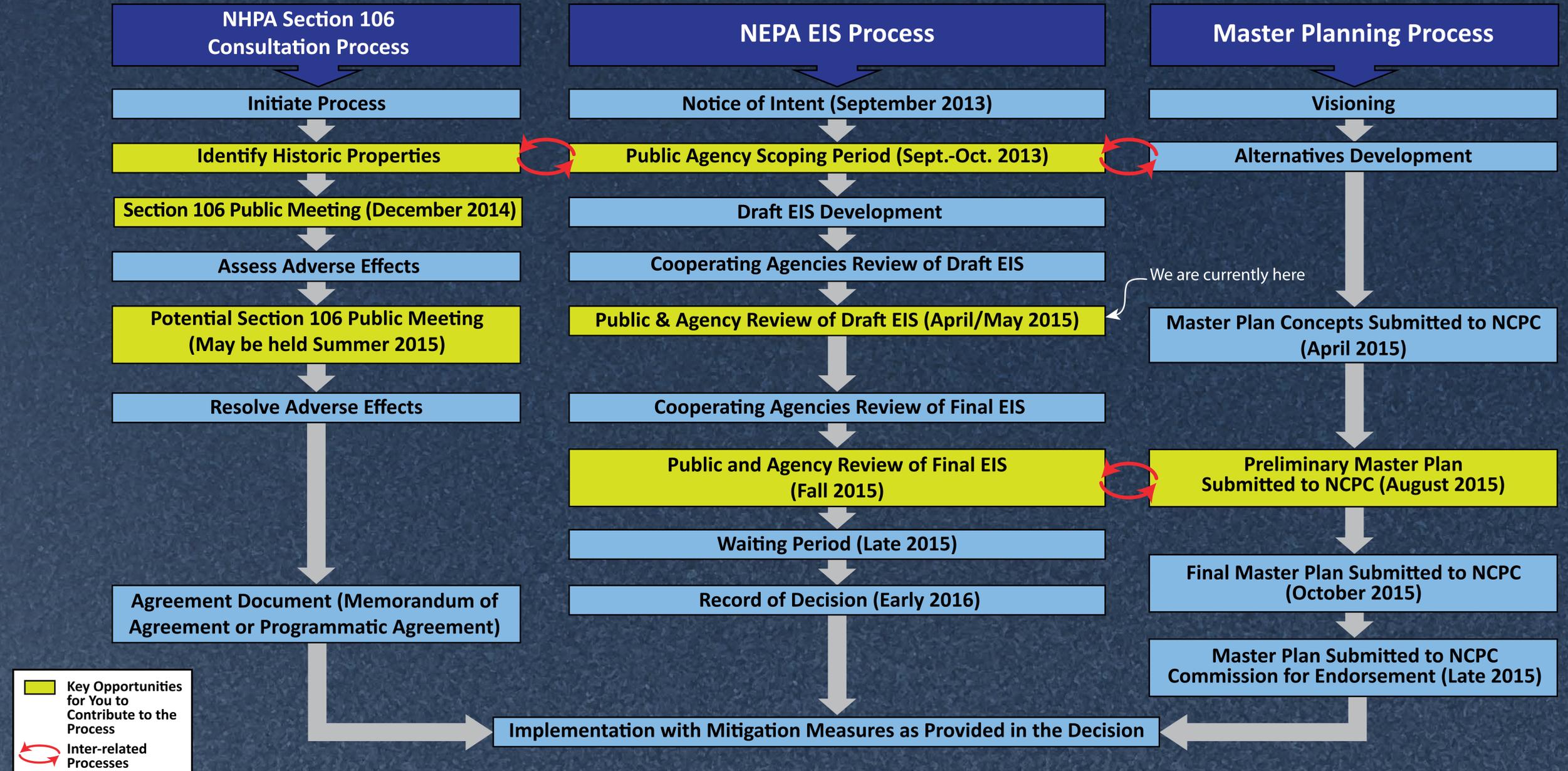
Planning Process Overview

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.

These inter-related processes are taking place concurrently.





Environmental Impact Statement - Purpose and Need

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, U.S. Marine Band

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 Requirements





Proposed Action

5-Year Planning Horizon (Detailed Analysis)

Replacement BEQ Complex (5 Alternative Sites)

- Acquire a site, establish a tenant site on federal/DOD property, or select a site on DOD property for a split-site alternative
- Construct new BEQ Complex (approximately 191,405 SF) to replace existing BEQ Complex 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

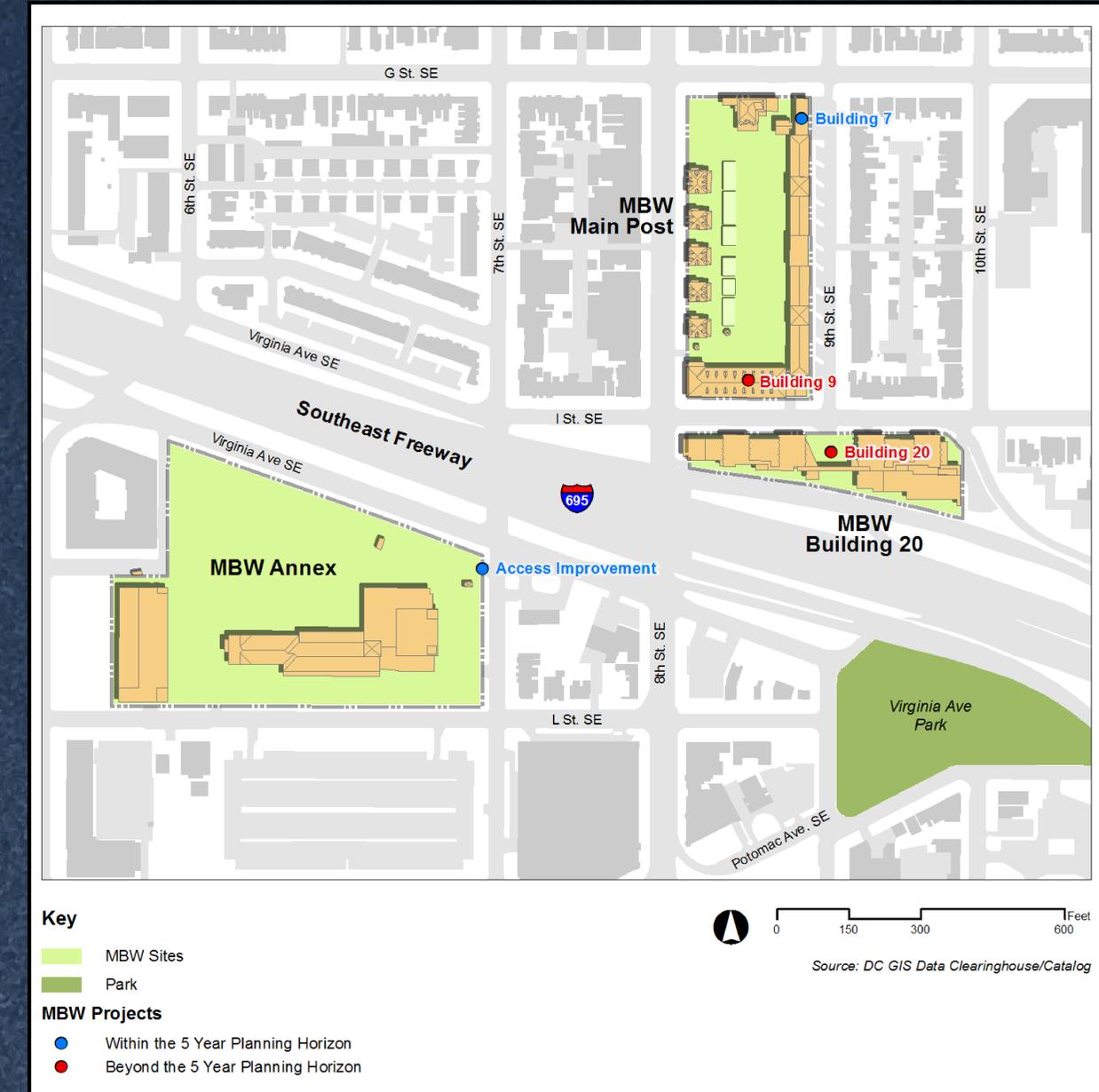
- Improvements to building facades, fencing, infrastructure, pedestrian amenities, and landscaping to foster MBW integration with the community

Beyond 5-Year Planning Horizon (Programmatic Look)

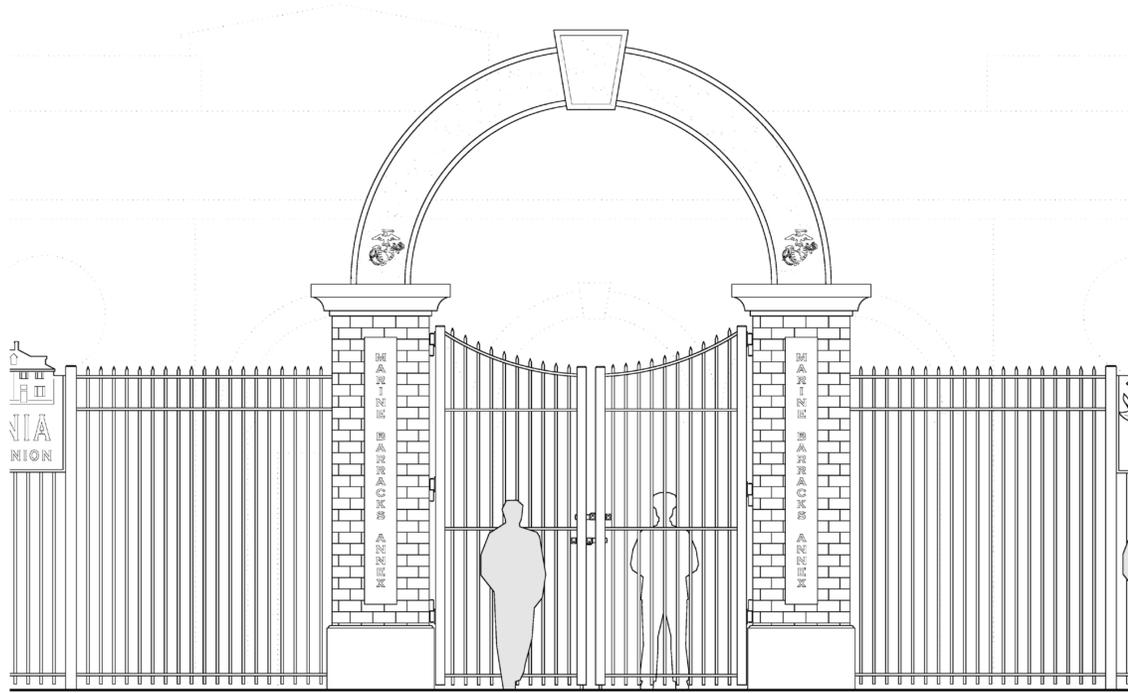
Building 20/Building 20 Site Reuse

Building 9 Interior Renovations

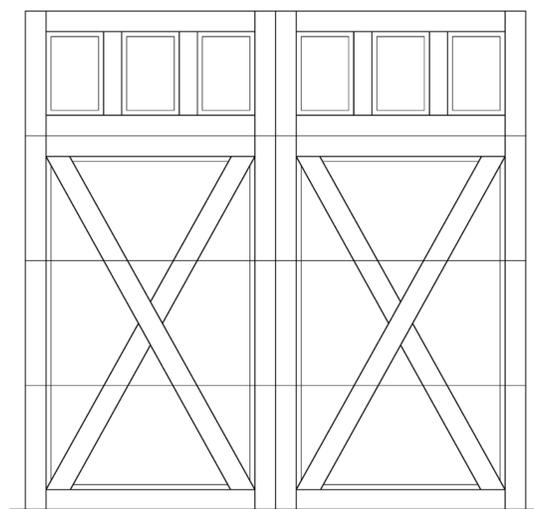
Additional Landscaping and Maintenance Projects



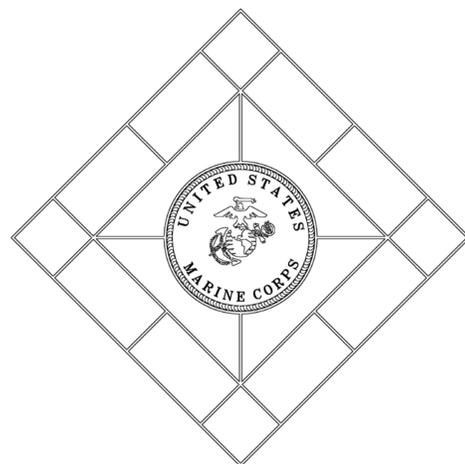
Main Post, Annex, and Installation-wide Projects



Potential MBW Annex Gate Improvement



Potential MBW Main Post Building 7 Door Replacement

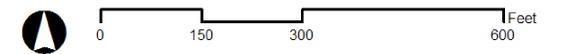


Potential Pavement Embellishment on 9th Street (east of MBW Main Post)



Key

- MBW Sites
- Park



Source: DC GIS Data Clearinghouse/Catalog

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 (flamed finish) (H) Resurface parking lot with permeable pavement (I) Replace lawn with evergreen and semi-evergreen plants (J) Install sign, landscaping at Northwest corner (K) Enhance garage facade |
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Alternatives - BEQ Complex Sites

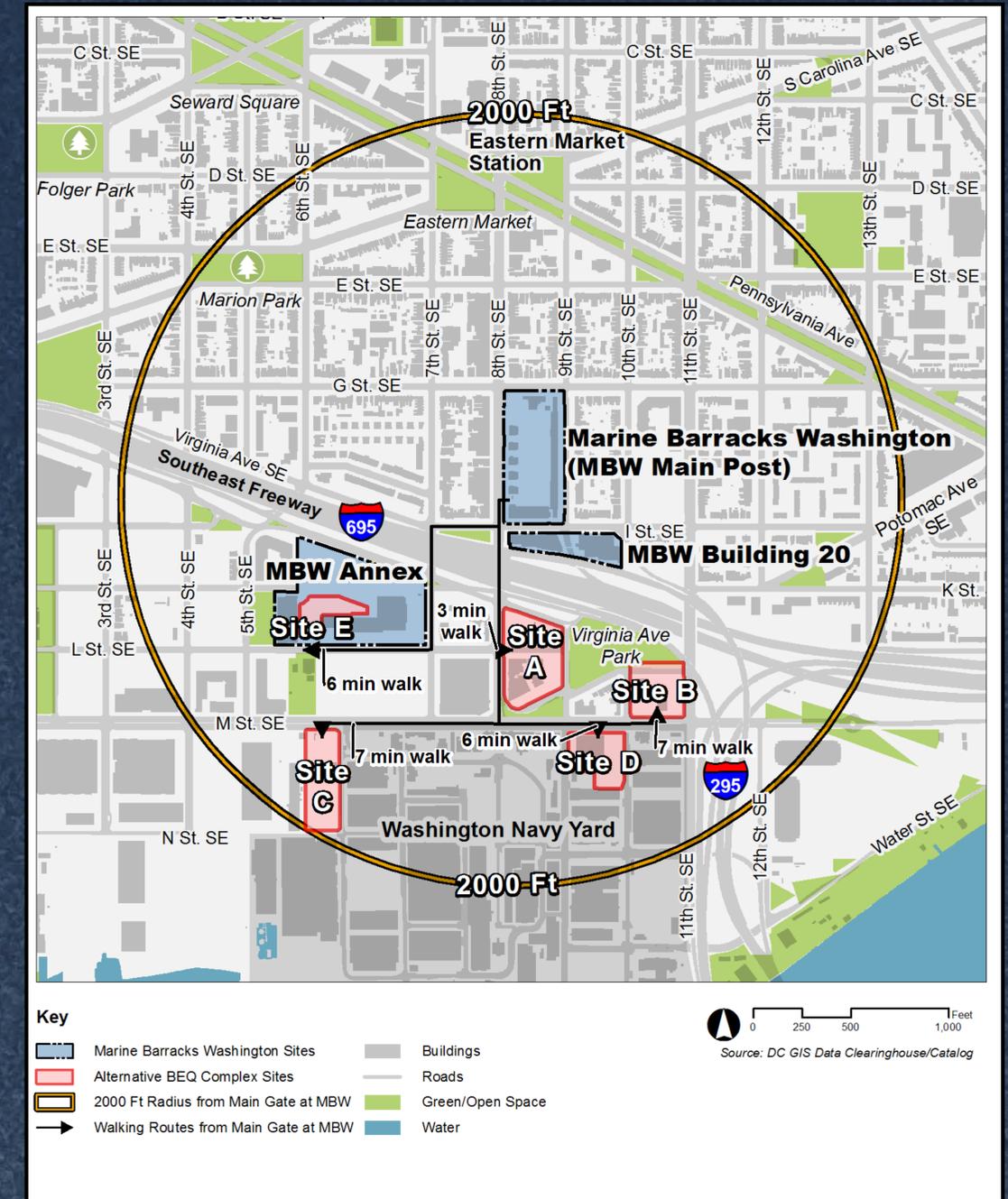
The Screening Criteria presented during the scoping period were refined based on public comments, key stakeholder input, and additional analysis:

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

Final Site Screening Criteria

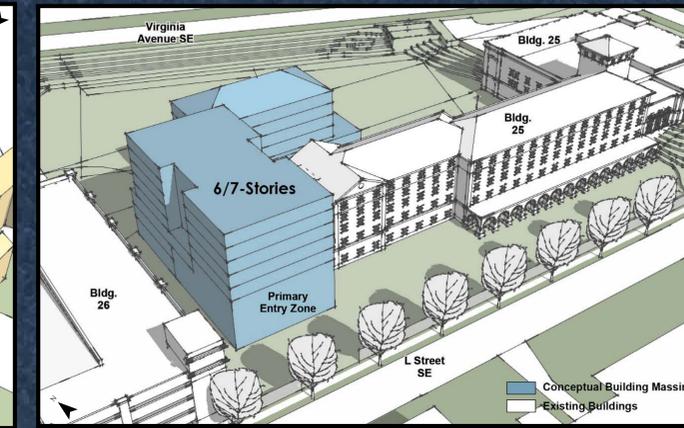
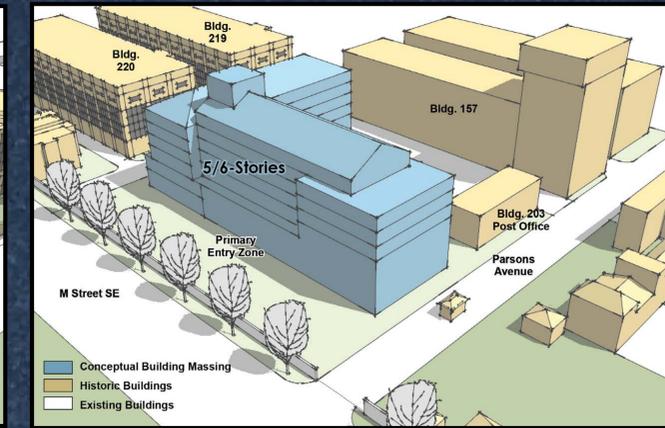
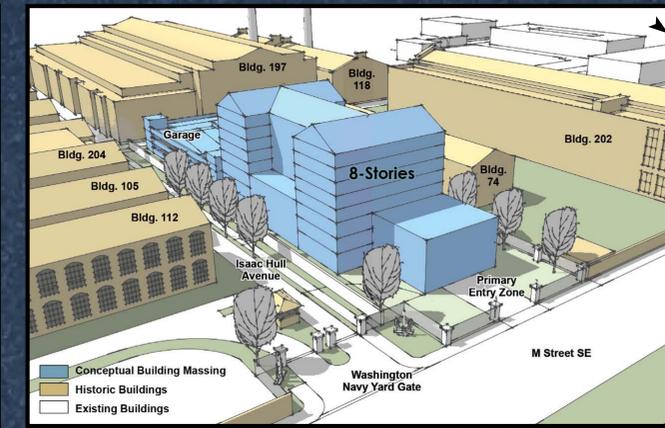
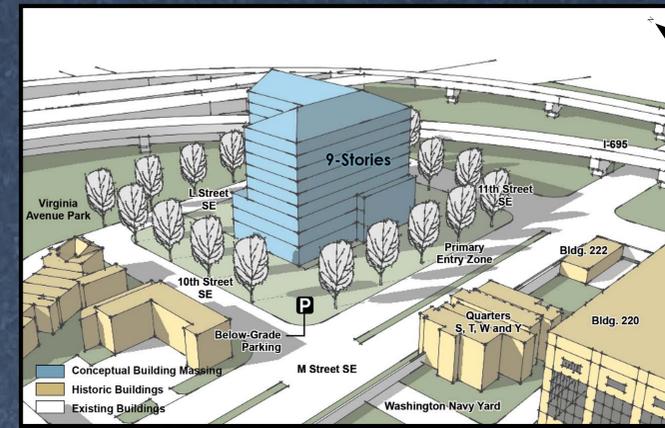
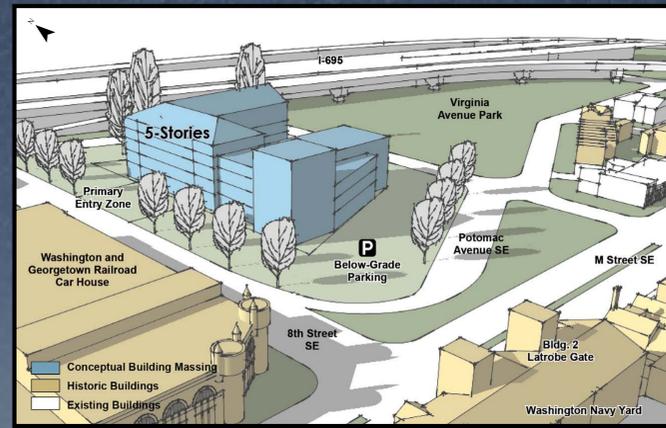
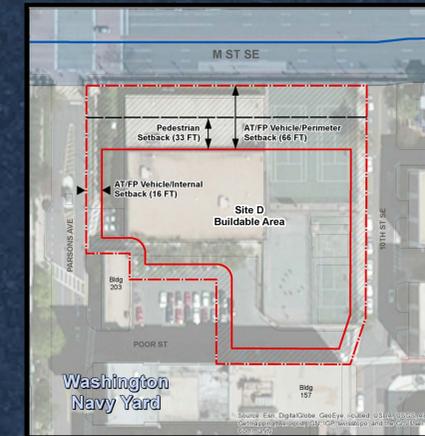
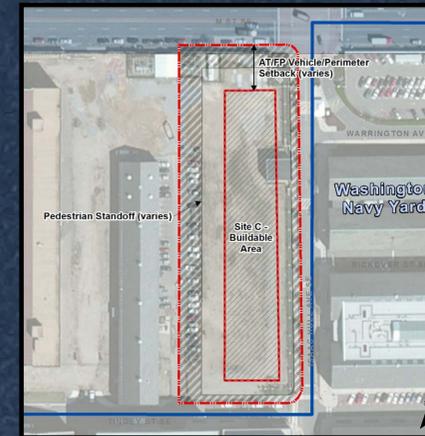
1. Within a 10-minute walk from MBW Main Post
 - Necessary for MBW mission/campus requirements
2. Must meet minimum developable area requirements, including:
 - Appropriate AT/FP setback distances
 - Compliance with applicable laws governing height restrictions
 - Space to accommodate the BEQ Complex space requirement (191,405 SF including supporting facilities and parking) at:
 - a single site or
 - a DOD-owned split site that replaces the BEQ Complex functions (approximately 116,101 SF) and retains the existing parking assets below Building 20
3. Must not relocate public services to DC residents
 - Includes public housing, education, and/or public recreation services





Alternatives - BEQ Complex Sites

- Total Site
- Buildable Area
- AT/FP Pedestrian Standoff (33 ft)
- AT/FP Vehicular Standoff (66 ft)
- DC Parcels
- * No Address Numbers Available
- L'Enfant Plan Right-of-Way (ROW)



Alternative Site A

- 3.0-acre privately-owned site
- 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

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

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

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

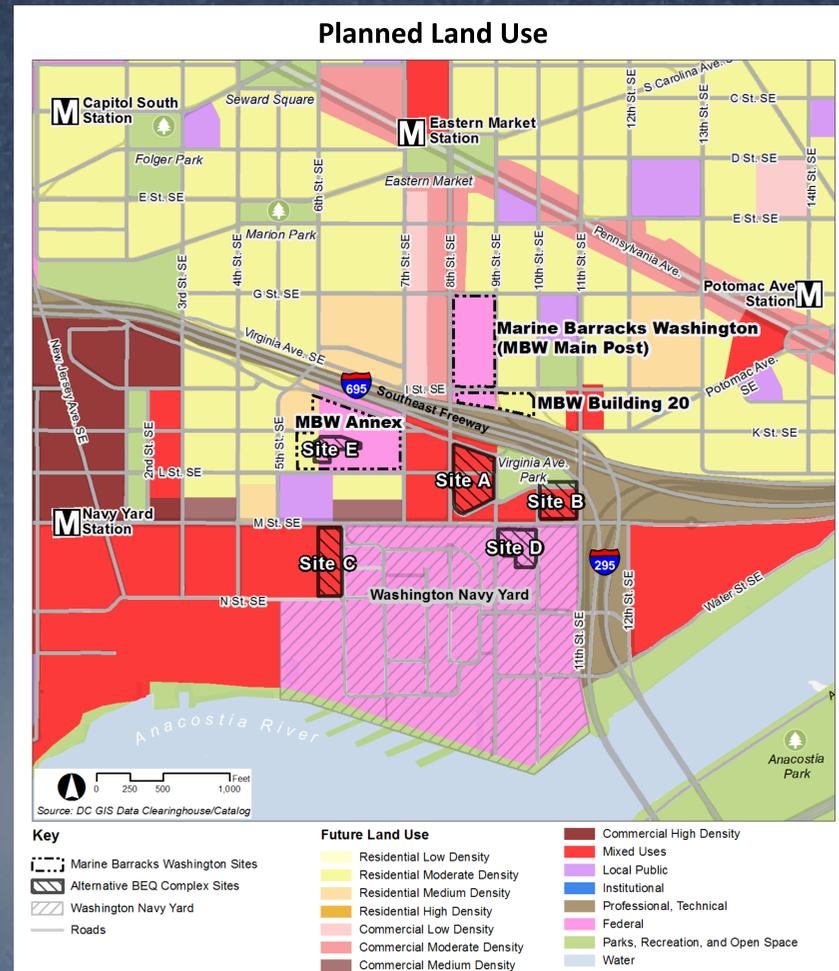
Alternative Site E

- 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



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.



Resource Areas with Less than Significant or No Impacts

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

	Land Use	Cultural Resources
Alt 1 Site A	<ul style="list-style-type: none"> • Require zoning change to “unzoned/federal” lands • Impacts to L Street ROW 	<ul style="list-style-type: none"> • 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)
Alt 2 Site B	<ul style="list-style-type: none"> • Same as Alternative 1 	<ul style="list-style-type: none"> • Visual impacts to Capitol Hill Historic District, L’Enfant Plan, and Washington Navy Yard NHL
Alt 3 Site C	<ul style="list-style-type: none"> • Inconsistent with planned residential land use under “The Yards” Master Redevelopment Plan • Would require agreement with Forest City Washington and GSA for transfer of land for Marine Corps development 	<ul style="list-style-type: none"> • No significant impacts
Alt 4 Site D	<ul style="list-style-type: none"> • No significant impacts 	<ul style="list-style-type: none"> • Impact to National Register of Historic Places (NRHP)-eligible Washington Navy Yard East Extension from demolition of historic building
Alt 5 Site E	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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.



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 Street SE
Building 212
Washington Navy Yard, DC 20374-5018

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

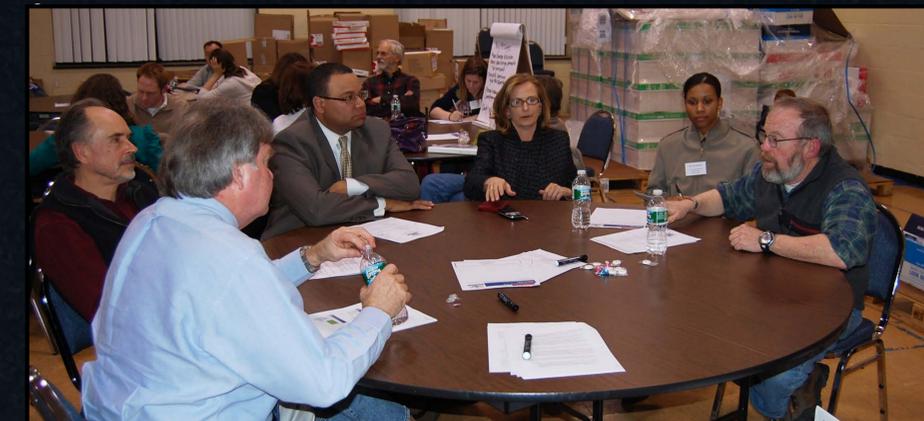
Captain Diann Rosenfeld
MBW PAO
(202) 433-6660

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.

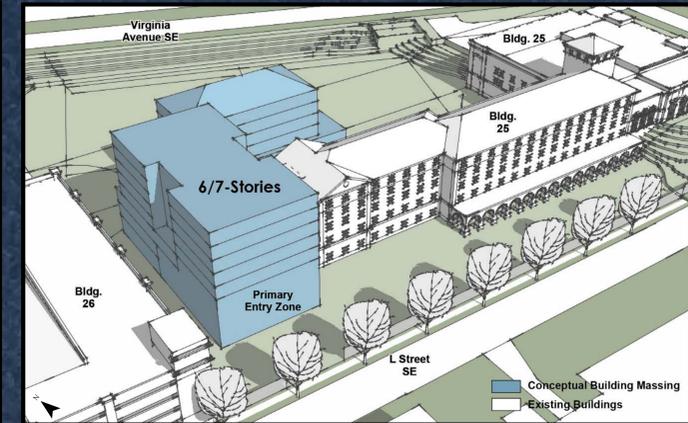
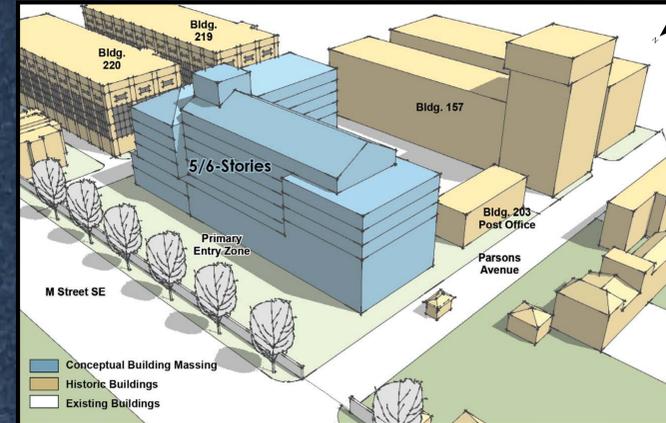
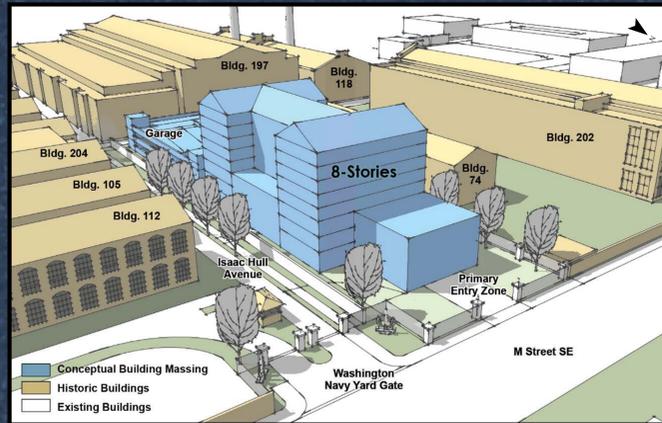
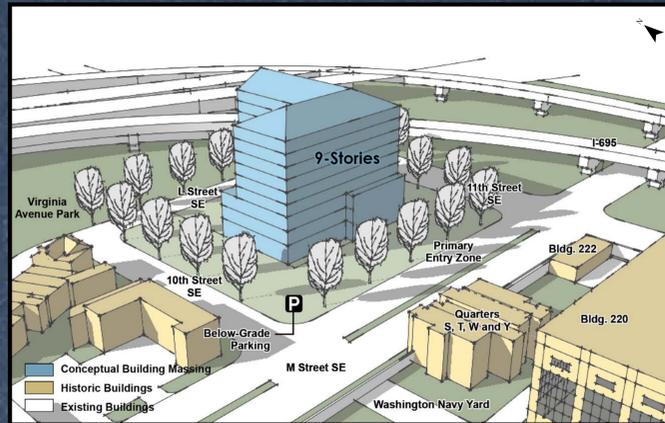
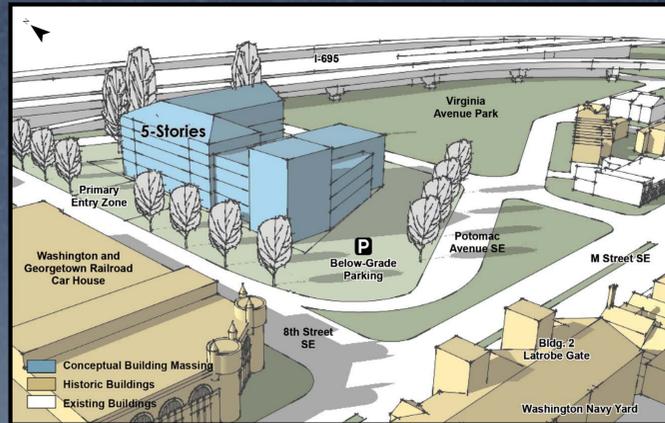
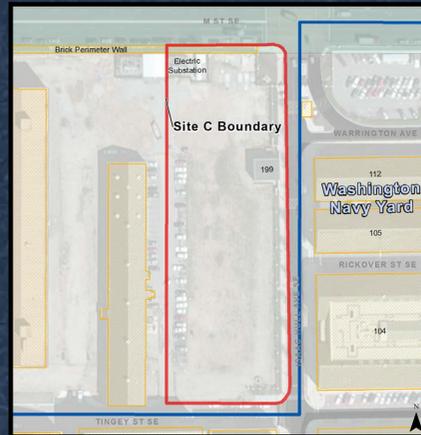


With your involvement the Marine Corps can make an informed decision on the Proposed Action and alternatives.



NHPA and Section 106 Process: BEQ Complex Alternative Sites

- ▬ Alternative BEQ Complex Site D
- ▬ Historic Buildings
- ▬ Washington Navy Yard
- ▬ L'Enfant Reservations
- ▬ L'Enfant Plan ROW
- * No Address Available



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NHPA and Section 106 Process Overview

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 NRHP-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

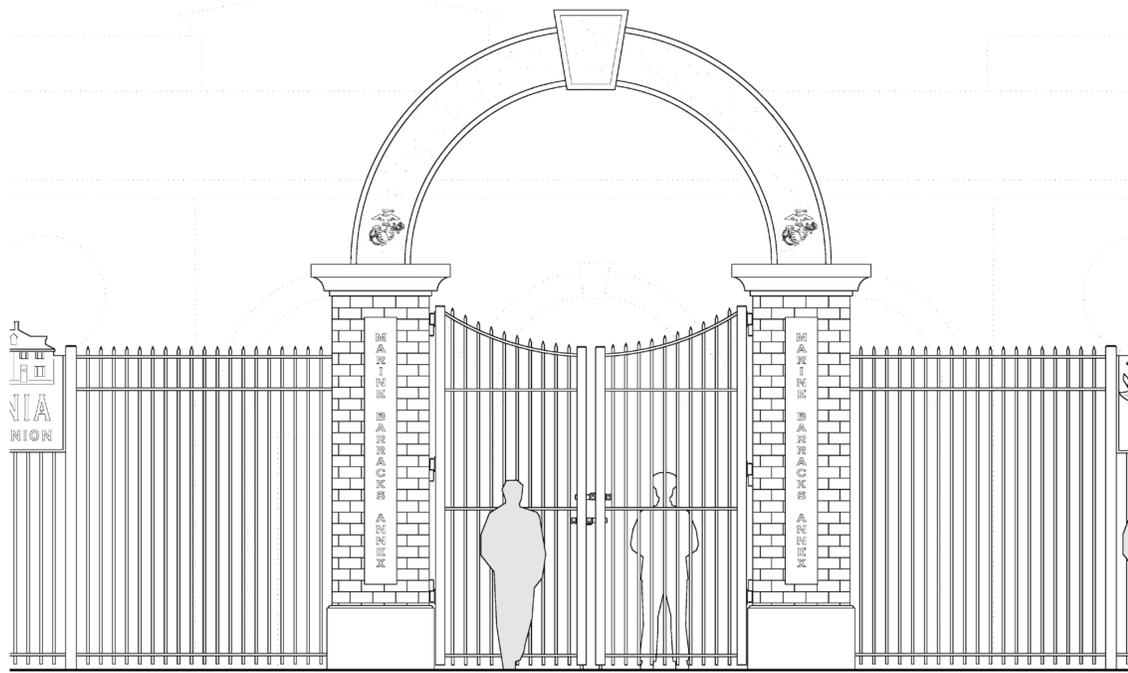
A Section 106 agreement would be developed to resolve adverse effects, including the need for archaeological monitoring or investigations as necessary, under any alternative chosen.

Area of Potential Effects (APE)

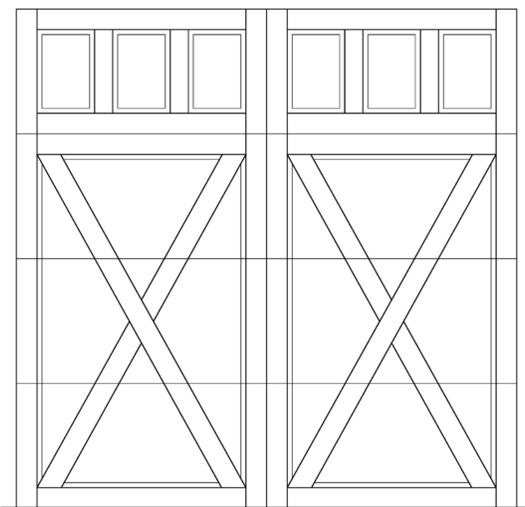


The NHPA requires federal agencies to consider the effects of their proposed actions on historic properties, which include: archaeological sites, historic buildings and structures, districts, landscapes, and Traditional Cultural Properties that are eligible for listing in the NRHP.

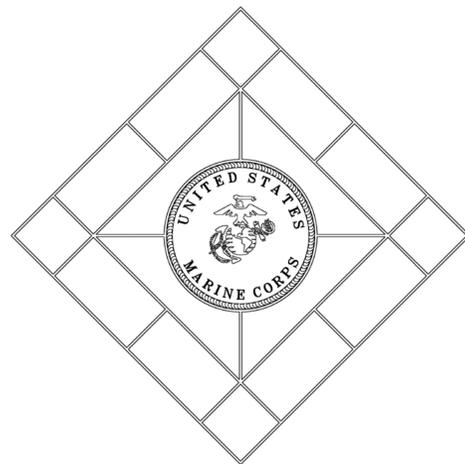
NHPA and Section 106 Process: Main Post, Annex, and Installation-wide Projects



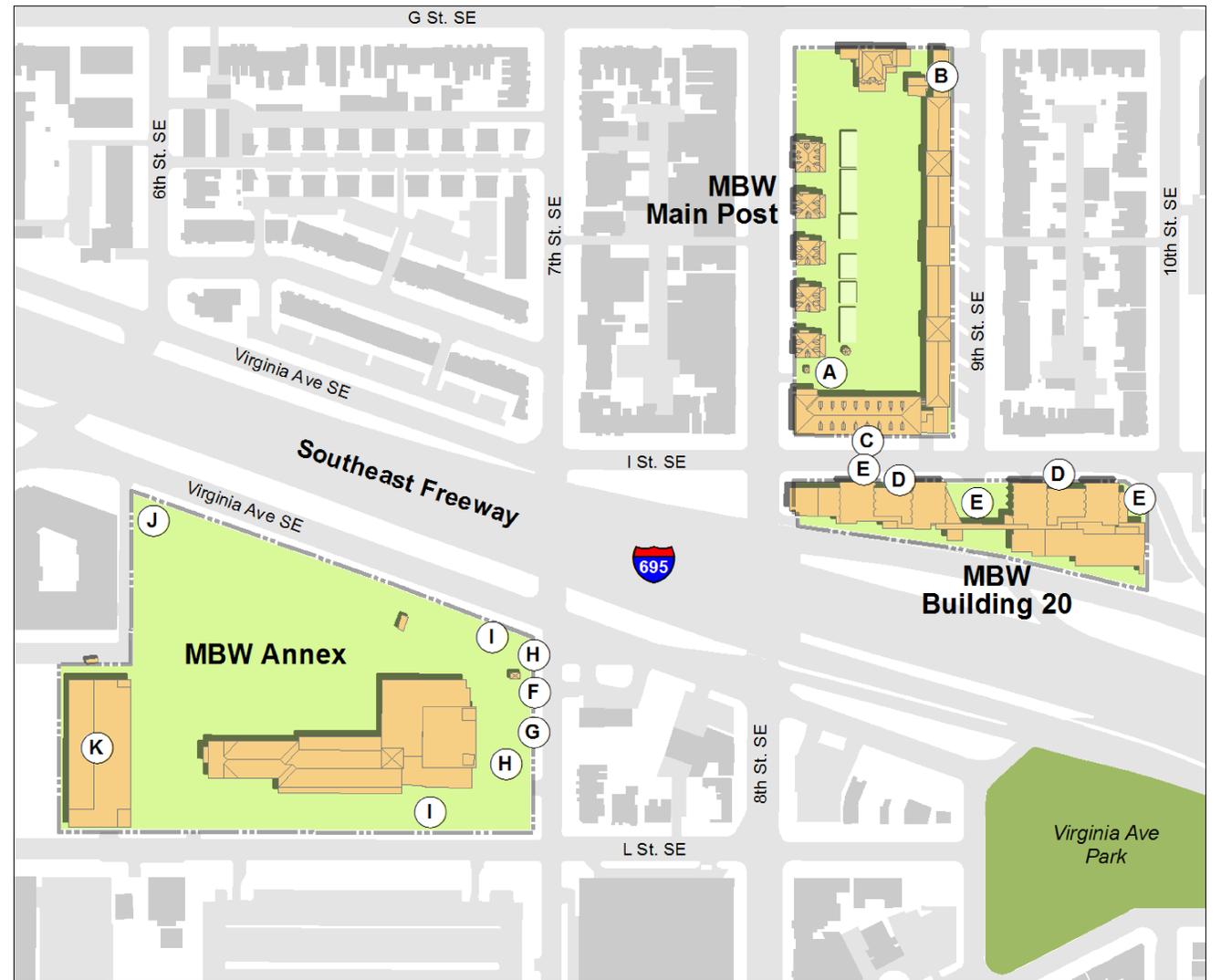
Potential MBW Annex Gate Improvement



Potential MBW Main Post Building 7 Door Replacement

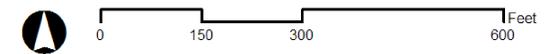


Potential Pavement Embellishment on 9th Street (east of MBW Main Post)



Key

- MBW Sites
- Park



Source: DC GIS Data Clearinghouse/Catalog

Projects to Foster MBW Integration with the Community

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