



# Welcome



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

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## Scoping Meeting

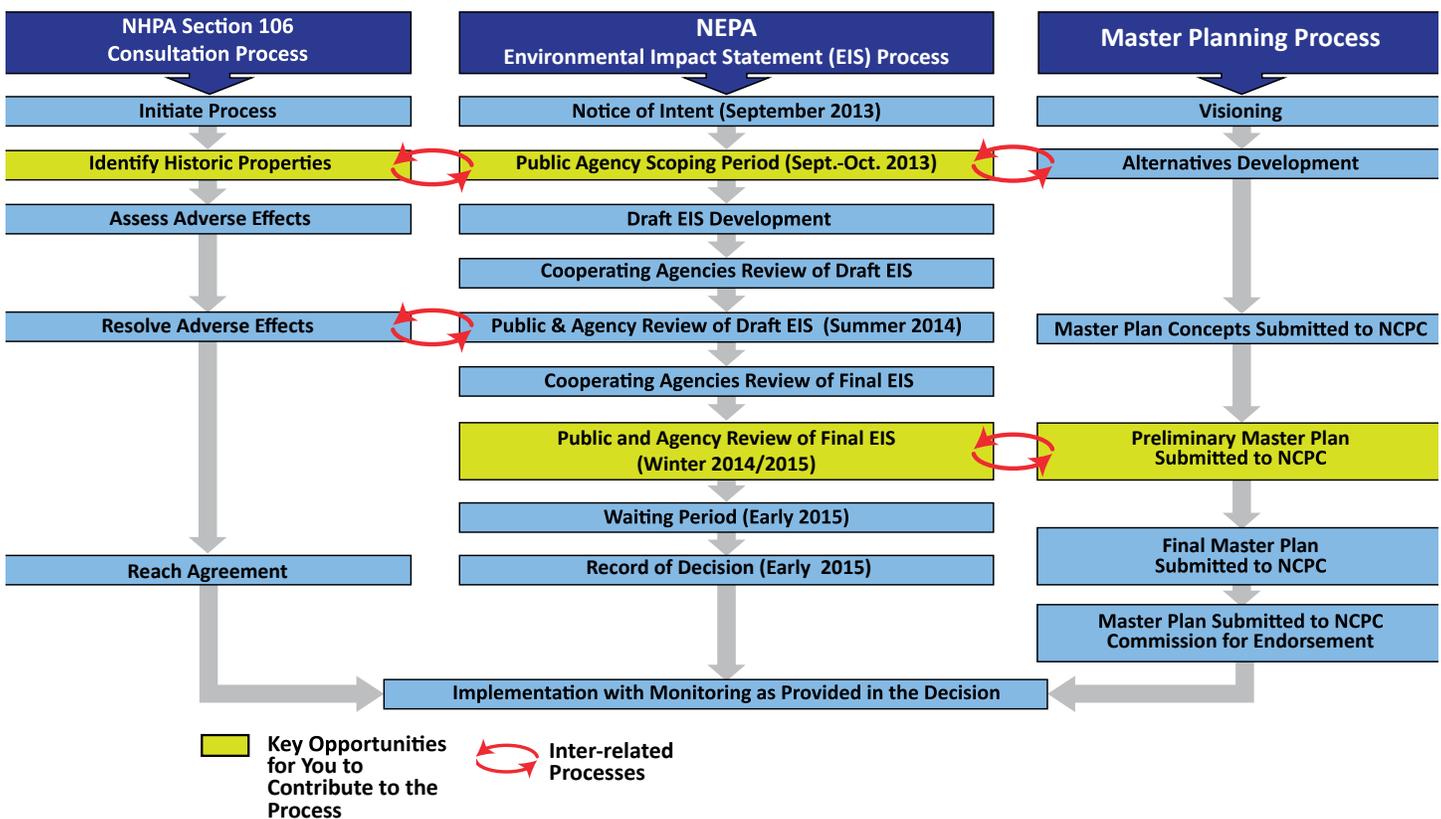
*Your involvement assists the Marine Corps in making an informed decision.  
Thank you for your participation.*

### September 2013

For more information, please visit the project website at: [www.mbweis.com](http://www.mbweis.com)



# 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.

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# Environmental Impact Statement | Purpose and Need



## Marine Barracks Washington (MBW) Mission

### Special Security and Ceremonial Duties for the Nation's Capital and the World

- Presidential Support Duties
- Ceremonial Marchers
- Silent Drill Platoon
- Body Bearers
- Color Guard
- Drum and Bugle Corps
- U.S. Marine Band

### Marine Corps Institute

- Education and training of Marines worldwide
- Support for local Marine Barracks Washington DC mission events

## Environmental Impact Statement Purpose & 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 shortfalls in:

- Adequate Space for Mission and Support Functions
- Space Configuration
- Quality of Life
- Life Safety
- Sustainability/Energy Efficiency
- Anti-Terrorism and Force Protection (AT/FP)

For more information, please visit the project website at: [www.mbweis.com](http://www.mbweis.com)





# Proposed Action and Alternatives

## 5-Year Outlook (Detailed Analysis)

### MBW Main Post

- Building 7 and 8 interior renovations
- Improve efficiency and function
- Meet sustainability goals

### MBW Annex

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

### New BEQ Complex

- Acquire land and construct replacement Bachelor Enlisted Quarters (BEQ) Complex
- 4 Alternative sites identified

### Installation-wide

- Improvements to building facades, fencing, infrastructure, pedestrian amenities, and landscaping

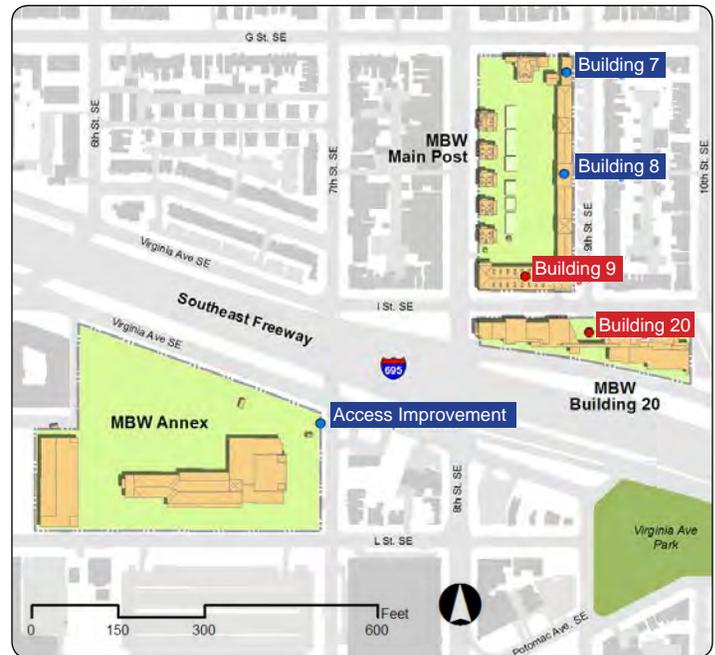
## Beyond 2018 (“Programmatic” Analysis)

### Building 20 Reuse

- How will Building 20 site be used after it no longer serves as a BEQ Complex?

### Other Projects

- Building 9 interior renovations
- Relocation of current functions/units
- Marine Corps Institute (currently a tenant at Washington Navy Yard)
- Additional landscaping and maintenance projects



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# Proposed Action and Alternatives | BEQ Complex Sites

## Site Screening Criteria

### Within a 10-minute walk from MBW Main Post

- Necessary for MBW mission/campus requirements

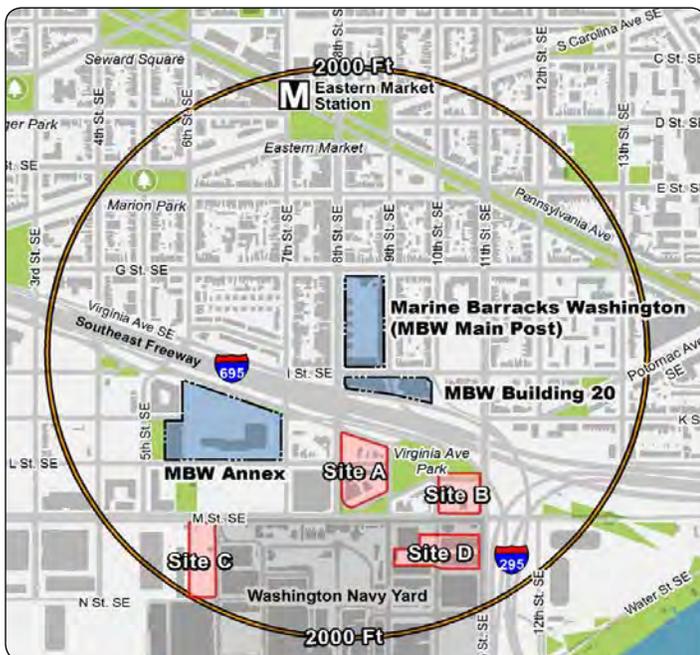
### Must meet minimum developable area requirements:

- Area requirements include:
  - Appropriate AT/FP setback distances
  - Compliance with applicable laws governing height restrictions
- BEQ Complex Space Requirement is 191,405 SF (includes Supporting Facilities and Parking)

### Must not be a site that currently provides or is planned to provide public services for DC residents

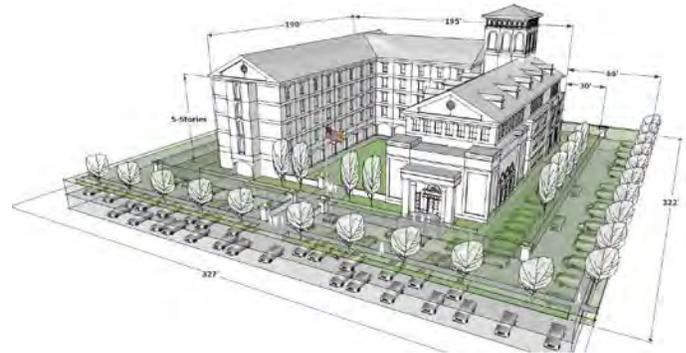
- Services include public housing, education, or public recreation services

## Four Alternative Sites Identified Based on the Above Criteria (A, B, C, D)



## Conceptual Massing Studies

### 5-Story BEQ Complex



### 8-Story BEQ Complex



### 9-Story BEQ Complex



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# Proposed Action and Alternatives | Proposed Sites

## BEQ Complex Alternative Sites A, B, C, and D

### 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 identified from the Community Integrated Master Plan (CIMP) Process
- Maximum height of buildings
  - Height Act: 90 feet (measured from Virginia Ave)

### Alternative Site B

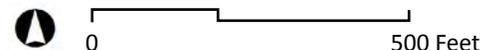
- 1.8-acre privately-owned site
- Composed of Square 976 and a portion of L Street SE between 10th and 11th Streets SE
- Site identified from CIMP Process
- Maximum height of buildings
  - Height Act: 110 feet (measured from M Street SE)

### Alternative Site C

- 2.1-acre federally-owned site
- Composed of Square 853 in the Southeast Federal Center just west of Washington Navy Yard
- Site identified after the CIMP Process concluded
- Maximum height of buildings
  - Height Act: 110 feet (measured from M Street SE)

### Alternative Site D

- 2.2-acre U.S. Navy-owned site
- Composed of Squares 977 & 953 within Washington Navy Yard boundary
- Site identified from CIMP Process
- Maximum height of buildings
  - Height Act: 110 feet (measured from M Street SE)



For more information, please visit the project website at: [www.mbweis.com](http://www.mbweis.com)





# Environmental Impact Analysis



**Areas of Analysis** The EIS will evaluate potential environmental impacts to resources such as:

➤ **Transportation**

- Traffic
- Transportation Management Planning
- Parking

➤ **Socioeconomics**

- Impacts to Businesses and Residences
- Environmental Justice
- Construction Impacts
- Tax Impacts

➤ **Natural Resources**

- Floodplains
- Coastal Zone
- Urban Landscaping

➤ **Air Quality**

- Construction-related Emissions

➤ **Water Quality**

- Stormwater Management

➤ **Cultural Resources**

- Historic Structures
- Historic Districts
- National Historic Landmarks
- Archaeological Sites
- L'Enfant Plan

➤ **Land Use**

- Neighborhood Character
- Land Use Compatibility
- Urban Landscaping

➤ **Public Services**

- Infrastructure and Utilities
- Recreation

➤ **Safety**

- Hazardous Materials
- Contaminated Sites
- AT/FP Issues

For more information, please visit the project website at: [www.mbweis.com](http://www.mbweis.com)





# What is the Community Integrated Master Plan (CIMP) Process?



## CIMP

- First-of-its-kind, transparent process to evaluate community-military partnership opportunities
- An effective method for community-driven, consensus-based solutions

## Consensus Building Efforts

- Community Leadership Group
- Workshops and Open House Public Meetings:
  - Open House
  - Workshop Series (4 workshops, February through May 2010)
  - CIMP Forum (2 sessions, November and December 2010)
  - More than 100 stakeholder meetings

## Major Outcomes

- Identification of viable BEQ Complex sites
- Three of the alternative sites for this EIS
- Development of consensus community development objectives
- 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 AT/FP standoffs
  - Strive to respect the L'Enfant Plan



For more information, please visit the project website at: [www.mbweis.com](http://www.mbweis.com)





# NEPA Public Involvement Process

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## Your Participation

Your involvement and feedback are essential in helping the Marine Corps make an informed decision on the Proposed Action. You can be involved by:

- Participating in the Scoping Meeting
- Identifying community-specific issues and concerns related to the Proposed Action
- Ensuring you are on the mailing list to receive future information

*Input received today and throughout the scoping comment period assists the Marine Corps in identifying key environmental issues associated with the Proposed Action.*

## 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](http://www.mbweis.com)
3. Mail written comments to:

**William Sadlon**  
**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 Jack Norton, MBW PAO**  
**(202) 433-6682**

Please provide your comments by October 7, 2013 to ensure their consideration in the EIS analysis.

## Participate in the Future

Your future involvement opportunities include:

- Reading and commenting on the analyses presented in the Draft EIS
- Participating in the Public Meetings following Draft EIS publication
- Reviewing the Final EIS

Get on the mailing list and/or check the project website at [www.mbweis.com](http://www.mbweis.com) for updates on the Draft and Final EISs.

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

For more information, please visit the project website at: [www.mbweis.com](http://www.mbweis.com)





# National Historic Preservation Act (NHPA) and Section 106 Process

The Marine Corps requests your input on:

- The identification of historic properties in the area of potential effects (APE), and
- consideration of ways to avoid, minimize, and/or mitigate impacts.

Potential Direct and Indirect Effects on Historic Properties from the Proposed Action include:

- Construction
- Demolition
- Restricting access (such as road closures)
- Intrusive visual and audible elements
- Ground disturbance
- Alteration

Types of Historic Properties Present in the APE

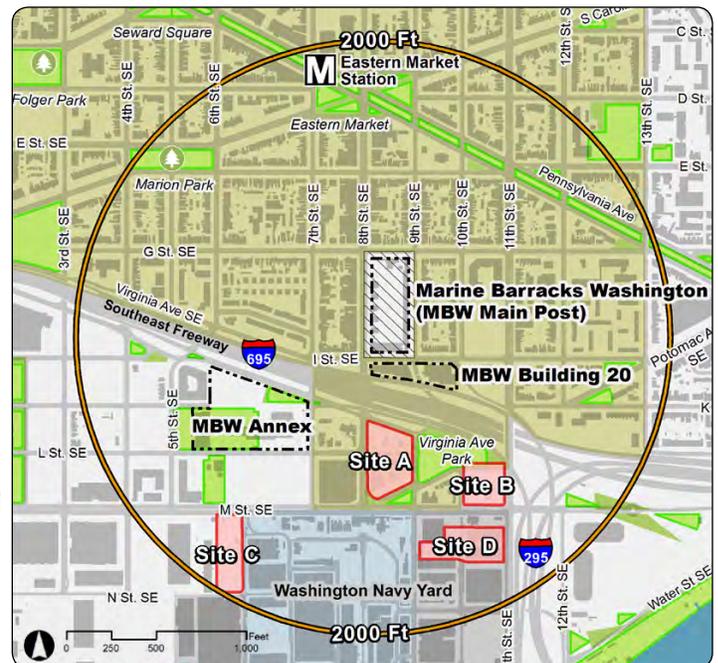
- Historic Districts
- Historic Structures
- L'Enfant Plan Historic Viewsheds and Reservations
- National Historic Landmarks
- Archaeological Sites

*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 National Register of Historic Places (NRHP).*



## Consultation Process

- 1) Initiate the process**  
 Establish proposed project  
 Involve the public  
 Identify consulting parties
- 2) Identify historic properties**  
 Establish the APE  
 Conduct surveys and studies as needed  
 Identify NRHP-eligible or listed sources
- 3) Assess adverse effects**  
 Will historic properties be adversely affected?
- 4) Resolve potential adverse effects**  
 Avoid, minimize, mitigate  
 Execute Agreement Document



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