



**Section 106 Consulting Parties Meeting
for
Multiple Projects in
Support of Marine Barracks Washington, D.C.
July 24, 2015**

AGENDA

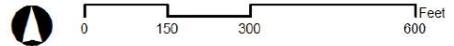
- A. Review the projects
 - Replacement of Bachelors Enlisted Quarters and supporting facilities
 - Renovations at Building 7 at the Main Post
 - Projects to foster MBW integration with the community
- B. Assess the proposed APE
- C. Identify historic properties and discuss adverse effects
- D. Determine next steps

MARINE BARRACKS WASHINGTON SITE PLAN



Key

- MBW Projects**
- 2014-2018
 - Beyond 2018
 - MBW Sites
 - Park



Source: DC GIS Data Clearinghouse/Catalog

MARINE BARRACKS WASHINGTON

PROJECTS TO FOSTER INTEGRATION WITH THE COMMUNITY

Proposed as of 2 JULY 2015

MAIN POST

Resurface entrance and parking lot surfaces

Building 7: replace garage doors, coordinate signage, enhance pavement

Building 20: coordinate main entrance signage

Building 20: enhance streetscape

ANNEX

Redesign entrance gate and perimeter fencing

Create entry plaza install low sign wall or bollards to direct pedestrian traffic

Resurface entrance and parking lot surfaces

Install sign and landscaping at northwest corner

Replace portion of lawn with evergreen and semi-evergreen plants

Enhance garage façade

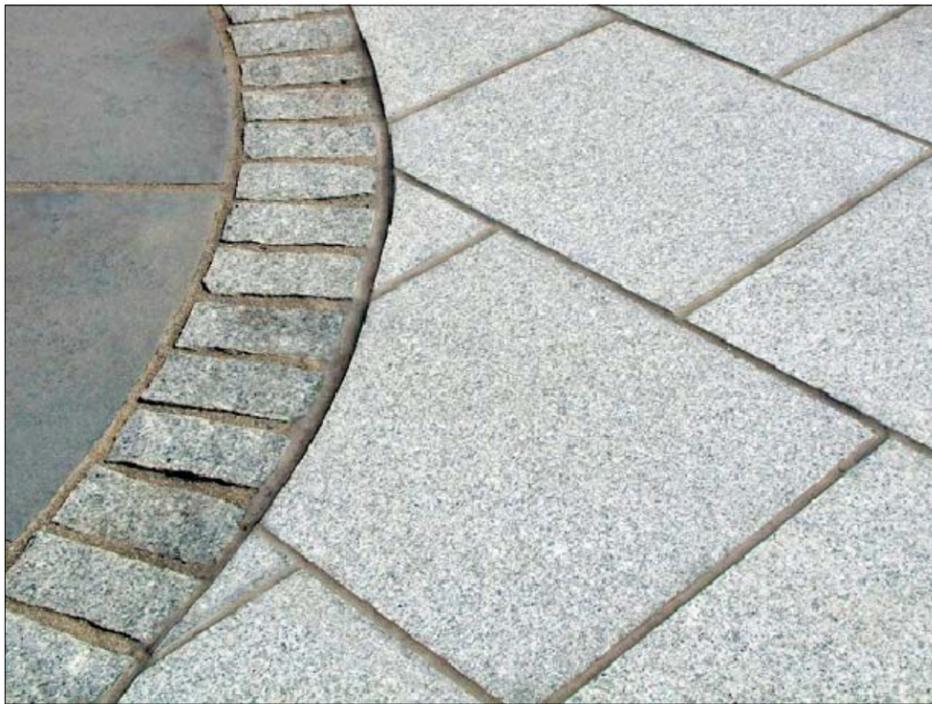
EXISTING CONDITIONS | PROPOSED SOLUTIONS



MAIN GATE DRIVEWAY
ISSUE: UNEVEN PAVEMENT
Image: existing entrance, granite setts, March 2014

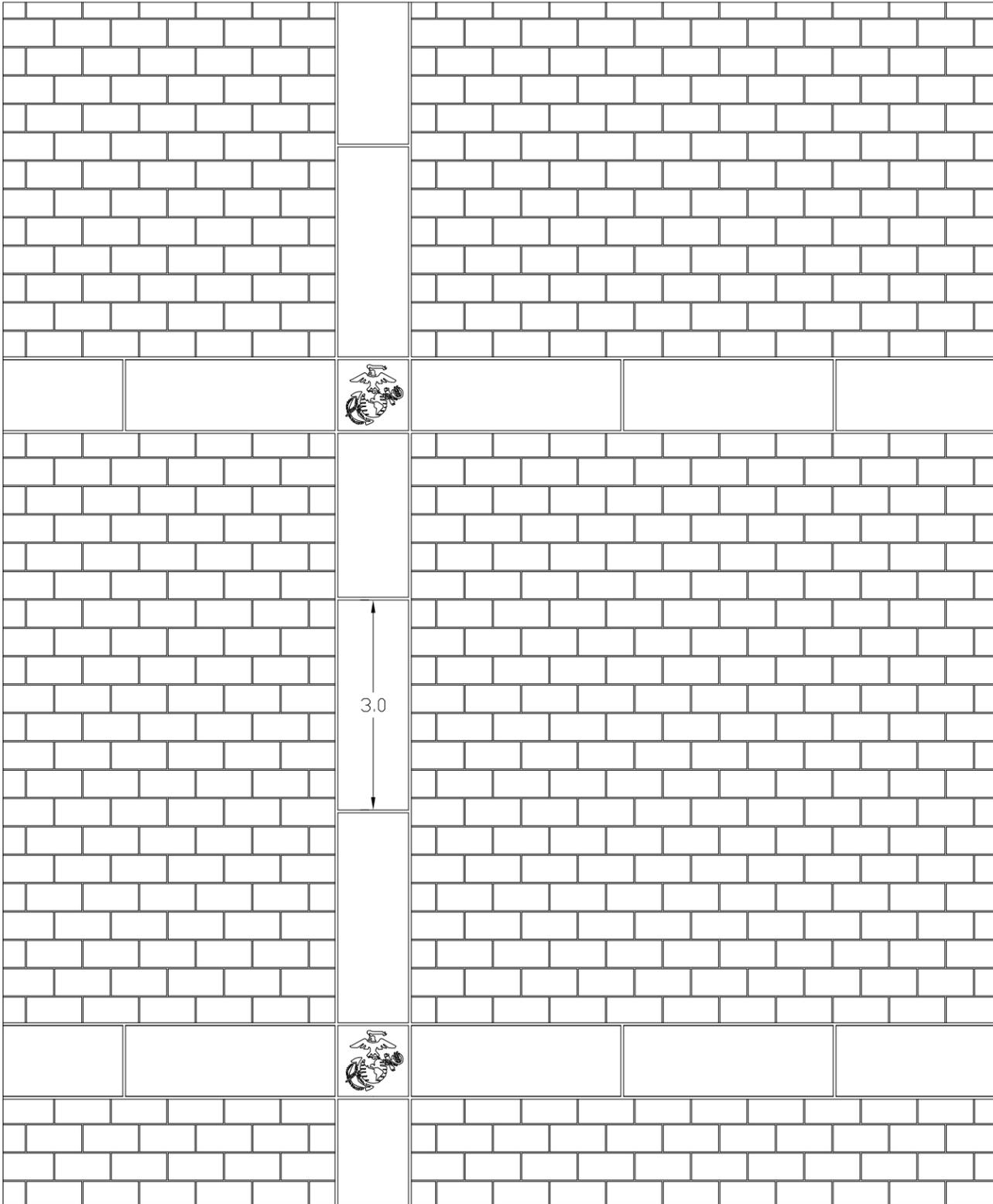


PARKING LOT
ISSUE: UNATTRACTIVE, HEAT-ISLAND PARKING SURFACE
Image: existing parking lot, March 2014

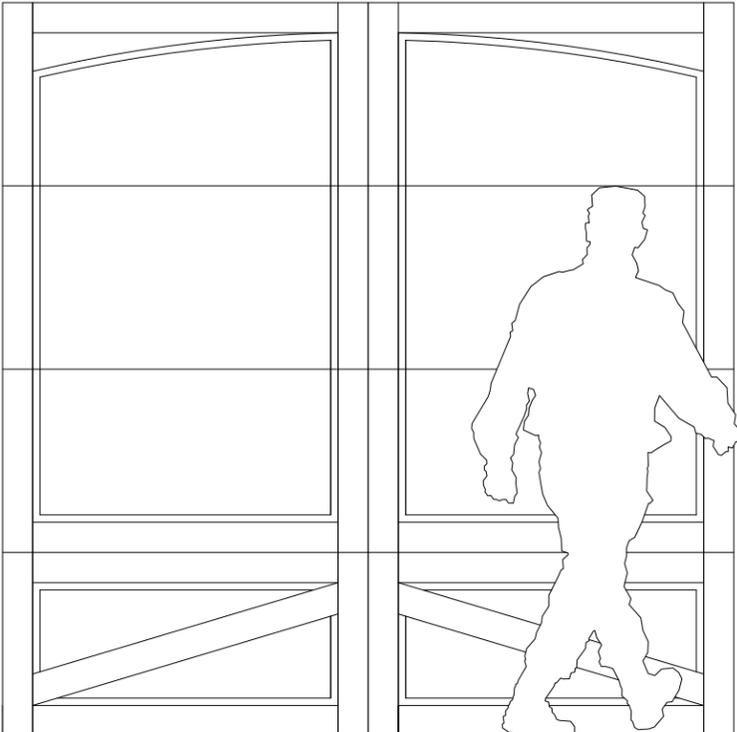
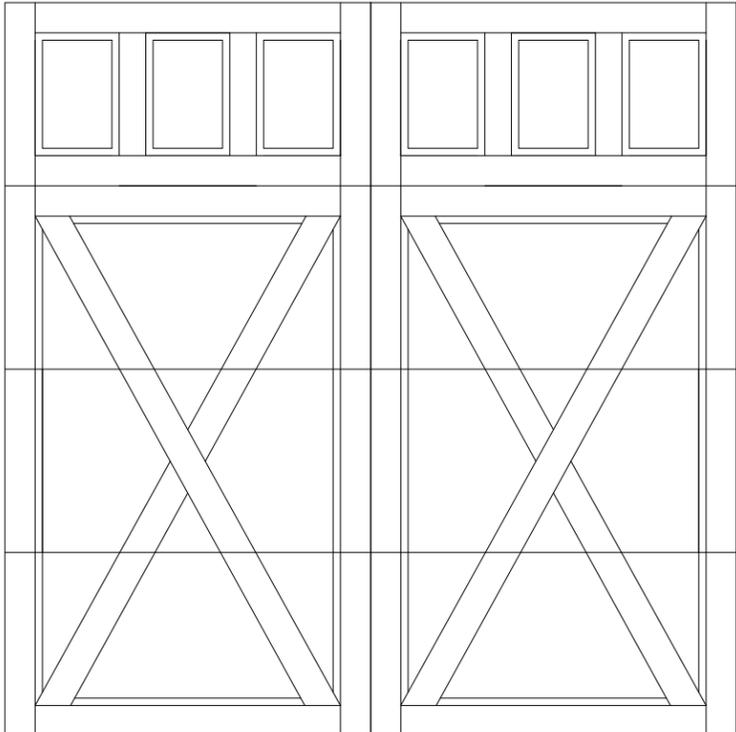
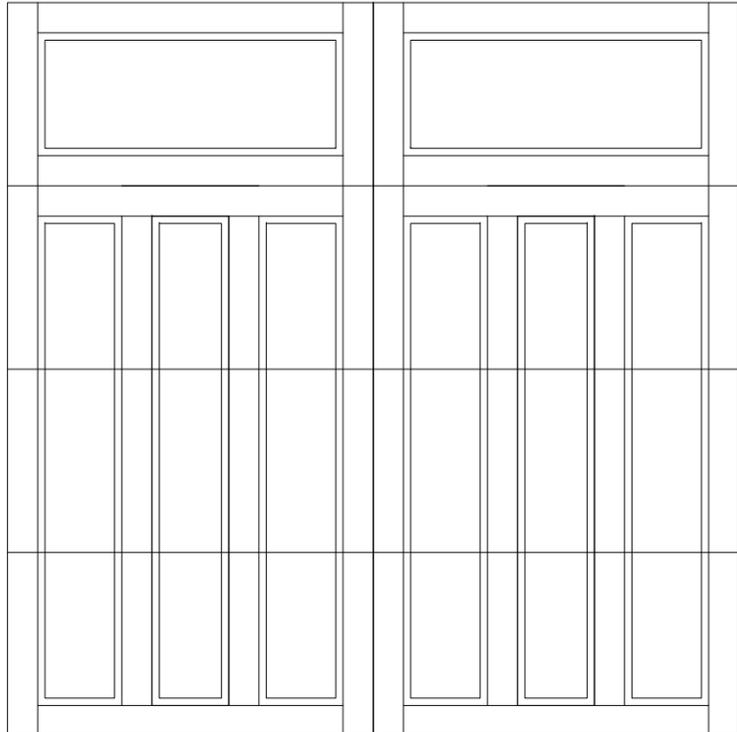


MAIN GATE DRIVEWAY
PROPOSED SOLUTION: REPLACE EX. SETTS WITH SAWN FLAMED SETTS
Image: comparison, hewn granite (left), sawn flamed granite (right)

PARKING LOT
PROPOSED SOLUTION: REPLACE ASPHALT WITH SAWN FLAMED GRANITE SETTS
Develop pattern to provide visual interest and complement architecture
Left, horizontal banding; right, horizontal and vertical banding, with inset etched medallion (flush to avoid maintenance conflict)



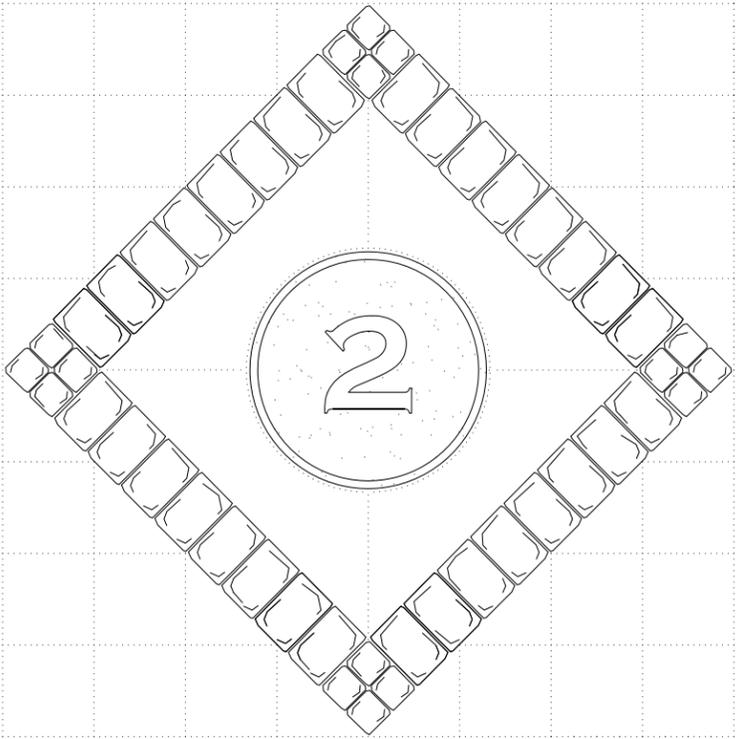
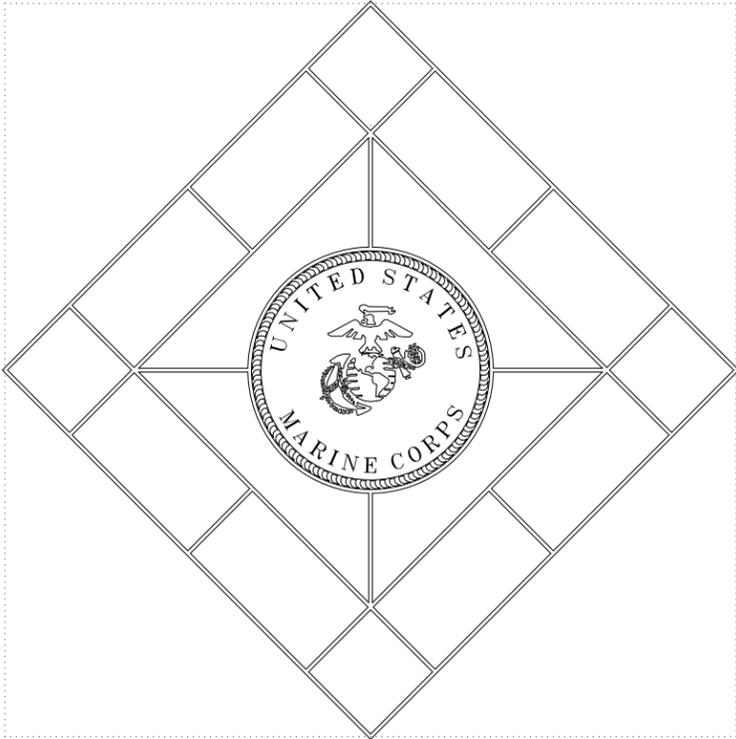
EXISTING CONDITIONS | PROPOSED SOLUTIONS



PROPOSED GARAGE DOOR REPLACEMENT OPTIONS, ELEVATION
 PROPOSED PAVEMENT ENHANCEMENT OPTIONS, PLAN
 SCALE 1:2

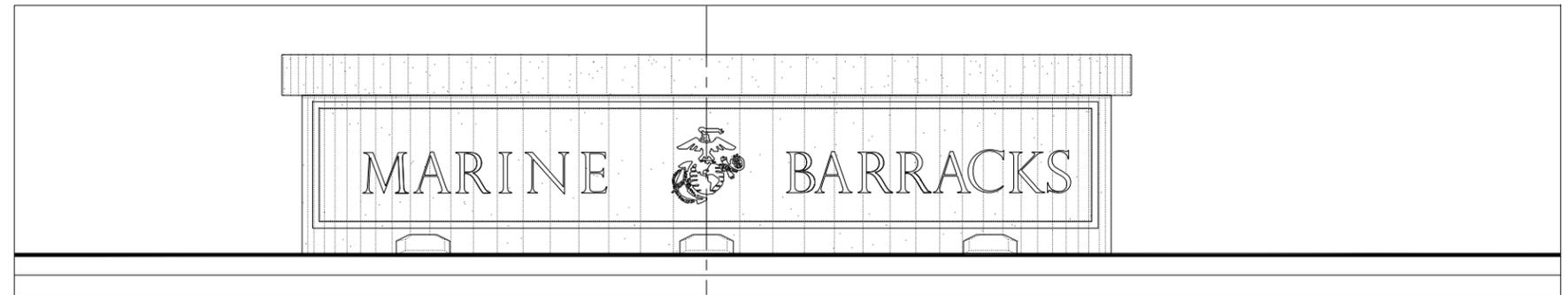
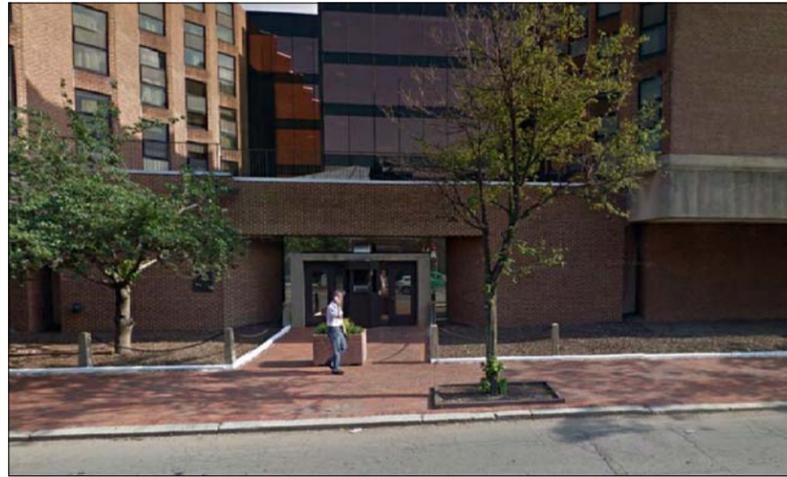


GARAGE AT BUILDING 7,
 MARCH 2014



PROJECTS TO FOSTER MBW INTEGRATION WITH THE COMMUNITY
 MAIN POST, BUILDING 7, MARINE BARRACKS WASHINGTON
 REPLACE GARAGE DOORS; COORDINATE SIGNAGE; ENHANCE PAVEMENT
 ILLUSTRATIVE DRAWING, 29 NOV 14

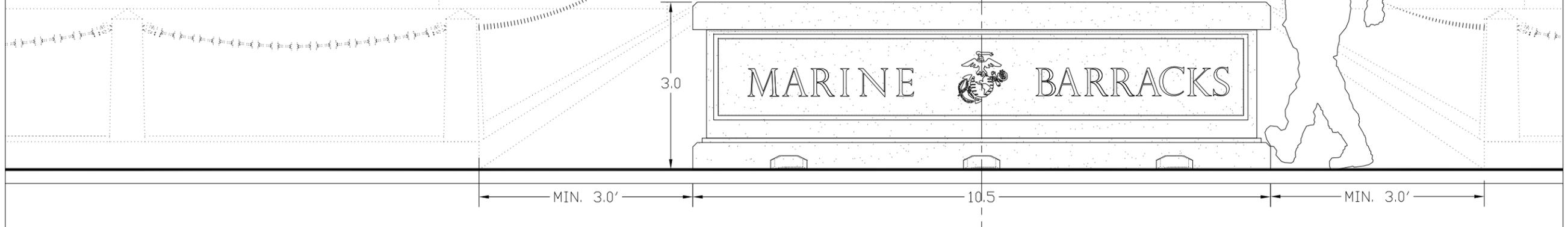
EXISTING CONDITIONS | PROPOSED SOLUTIONS



BUILDING 20 PROPOSED SIGNAGE, OPTION A, ELEVATION
GROUND MOUNTED MONUMENT SIGN, OUTWARDLY (AWAY FROM BUILDING) CURVED WALL AND PANEL
SCALE 1:2



BUILDING 20 PRIMARY ENTRANCE @ WEST TOWER
MARCH 2014



BUILDING 20 PROPOSED SIGNAGE, OPTION B, ELEVATION / PERSPECTIVE
GROUND MOUNTED MONUMENT SIGN, FLAT WALL AND PANEL
SCALE 1:2



PROJECTS TO FOSTER MBW INTEGRATION WITH THE COMMUNITY
MAIN POST, BUILDING 20, MARINE BARRACKS WASHINGTON
COORDINATE MAIN ENTRANCE SIGNAGE
ILLUSTRATIVE DRAWING, 29 NOV 14

EXISTING CONDITIONS | PROPOSED SOLUTIONS



Variegated Liriope, *Liriope muscari* 'Vareigata'



Periwinkle, *Vinca minor*

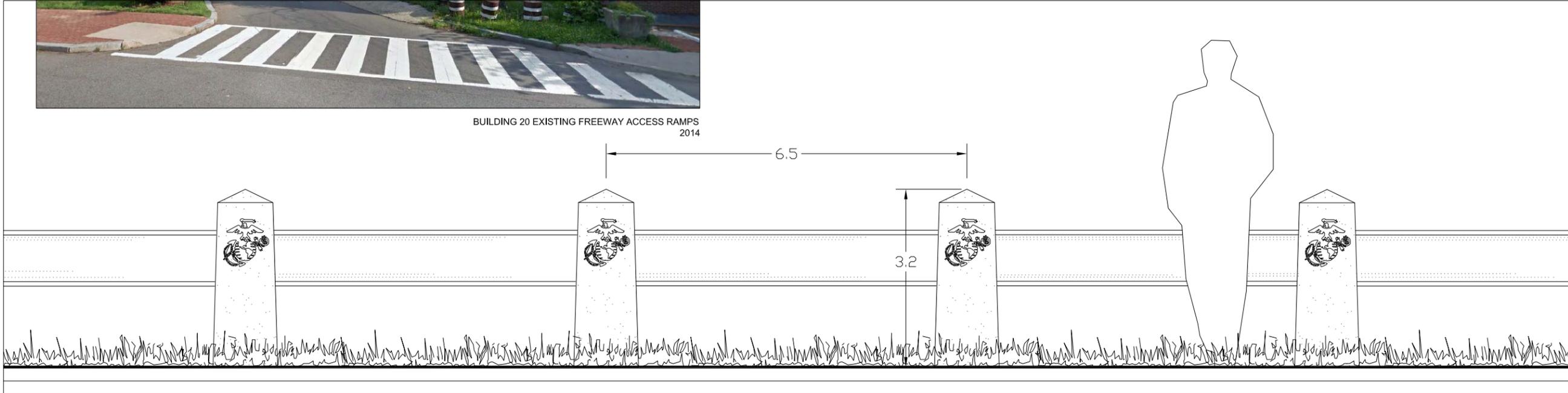
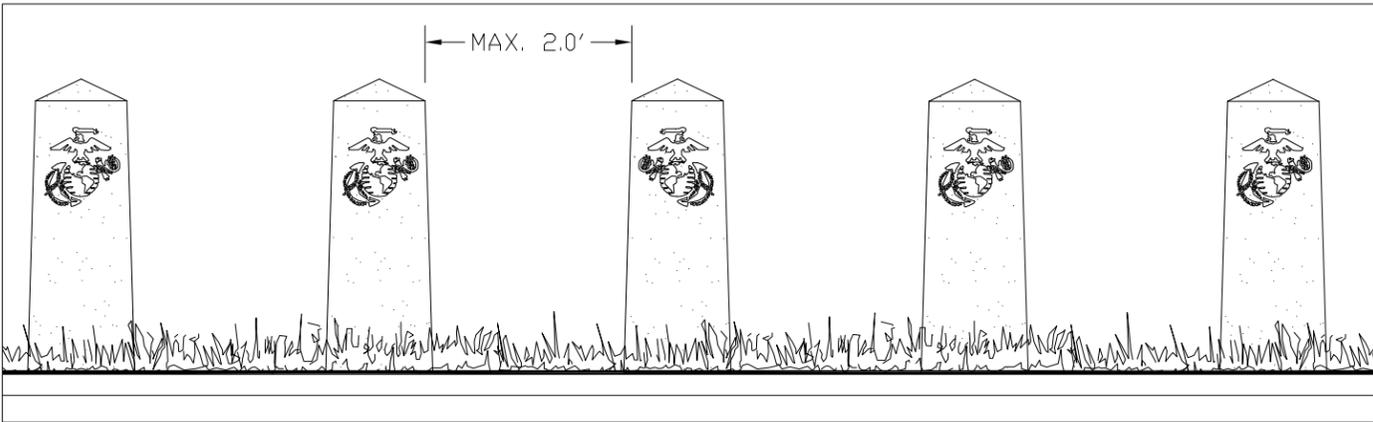


Creeping Juniper, *Juniperus horizontalis* 'Wiltonii'

BUILDING 20 ENHANCED STREETSCAPE
Replace grass with groundcovers to reduce maintenance



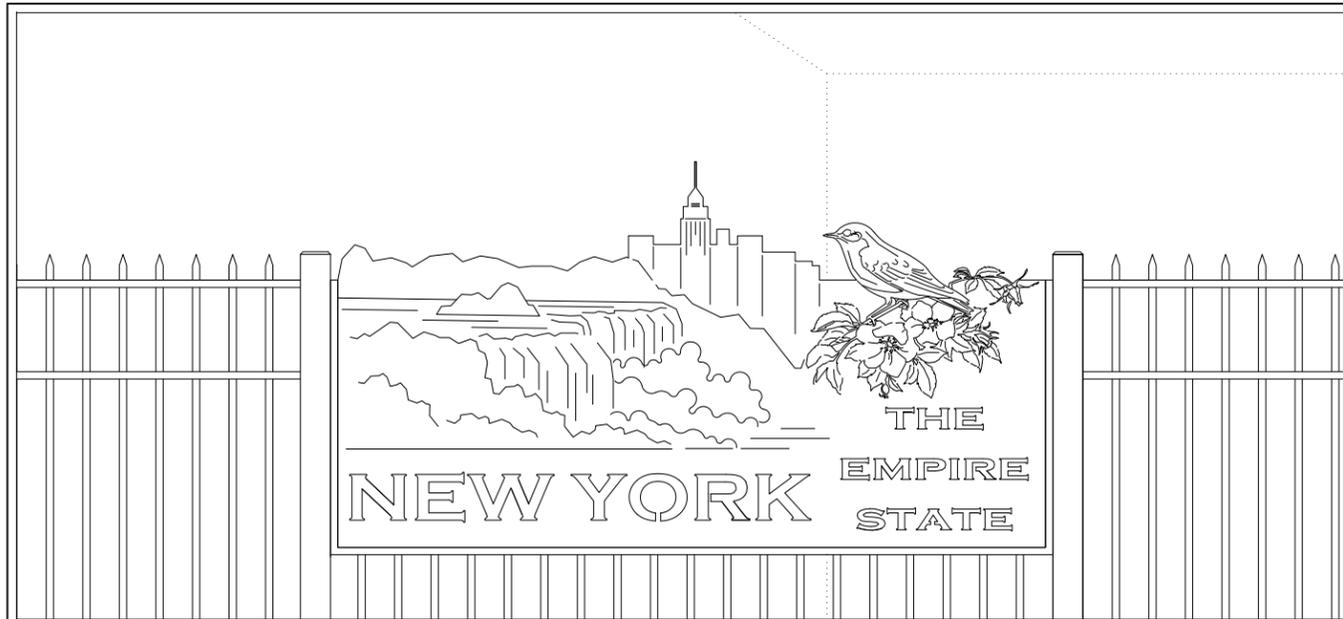
BUILDING 20 EXISTING FREEWAY ACCESS RAMPS
2014



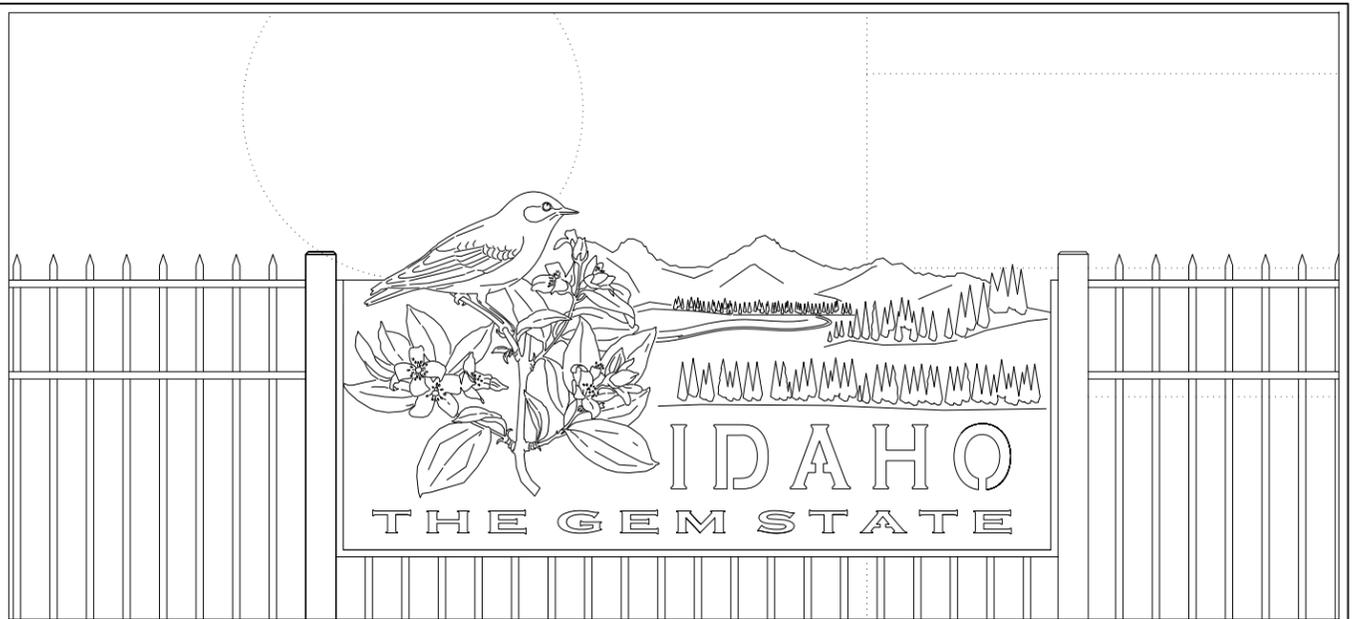
BUILDING 20 ENHANCED STREETSCAPE
BOLLARDS @ FREEWAY OFF-RAMPS, OPTIONS
SCALE 1:2



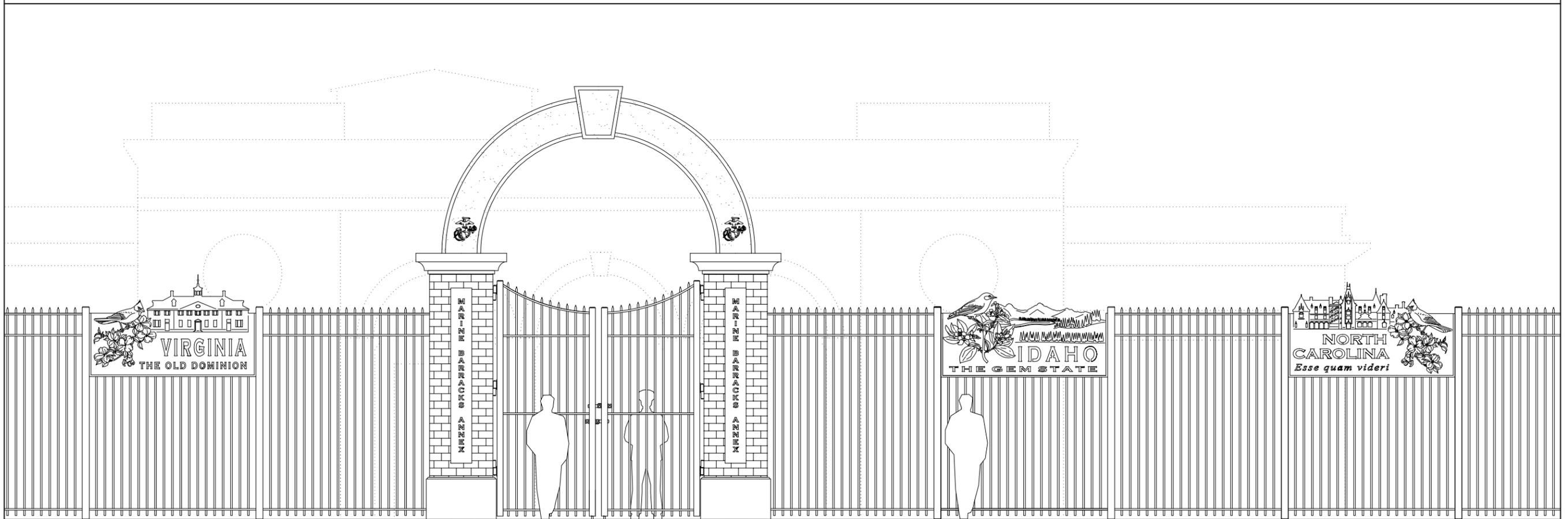
PROJECTS TO FOSTER MBW INTEGRATION WITH THE COMMUNITY
MAIN POST, BUILDING 20, MARINE BARRACKS WASHINGTON
ENHANCE STREETSCAPE
ILLUSTRATIVE DRAWING, 29 NOV 14



PROPOSED PEDESTRIAN ENTRANCE AND PERIMETER FENCE, FENCE PANELS, DETAIL
Scale 1:2



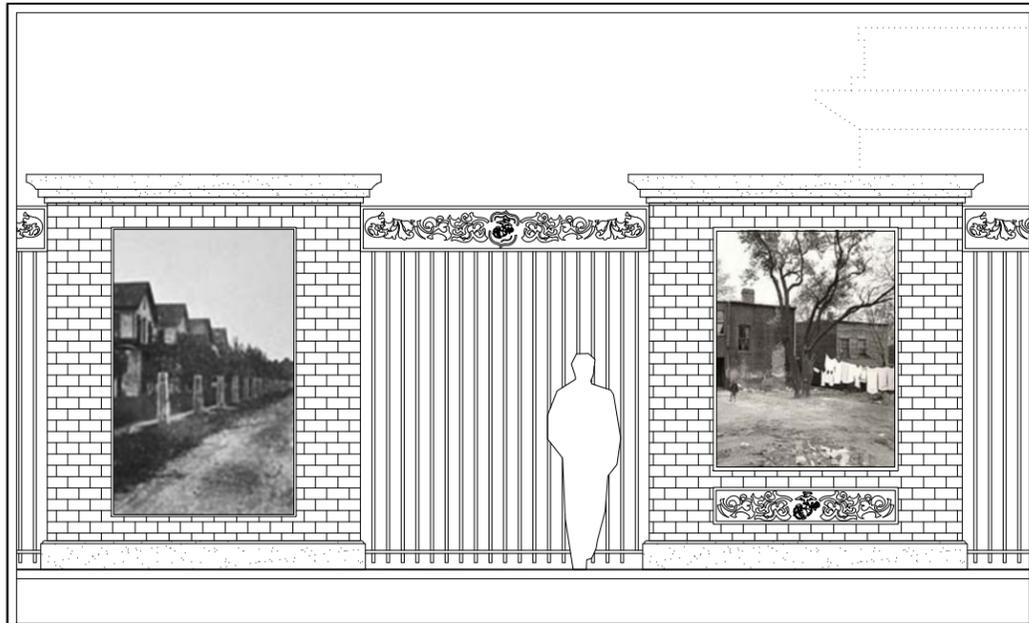
PROPOSED PEDESTRIAN ENTRANCE AND PERIMETER FENCE, FENCE PANELS, DETAIL
Scale 1:2



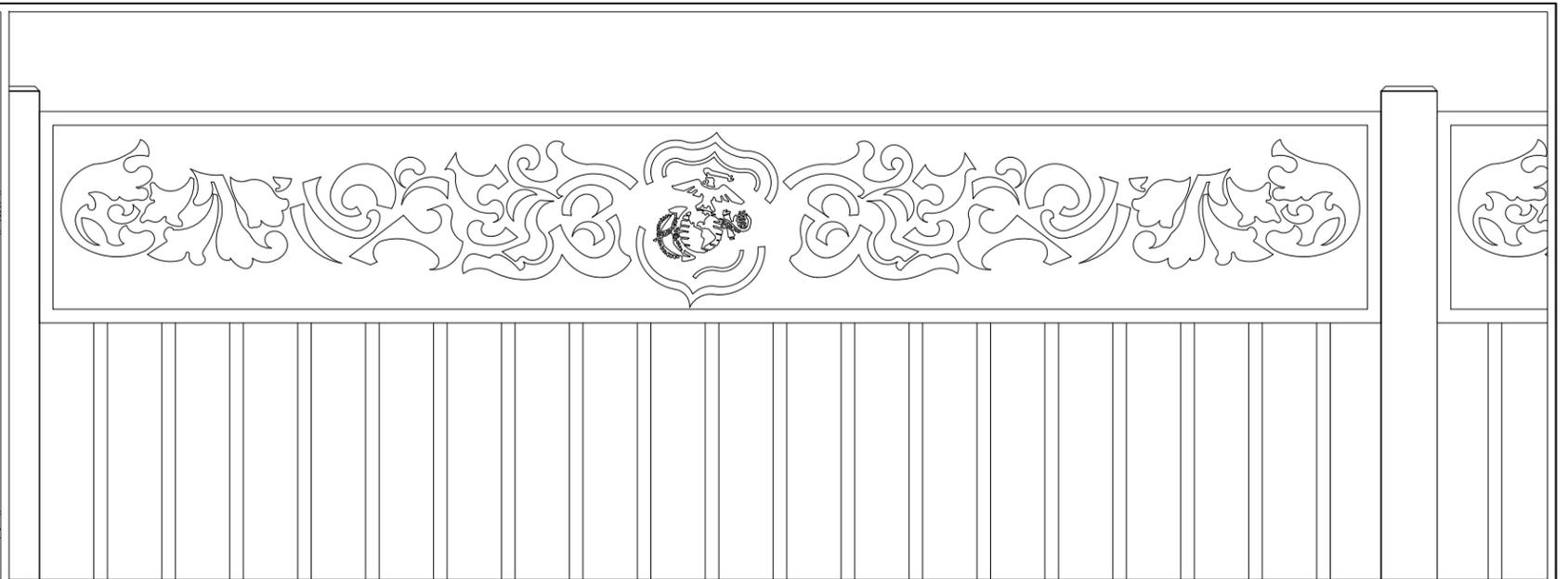
PROPOSED PEDESTRIAN ENTRANCE AND PERIMETER FENCE, ILLUSTRATIVE FENCE PANELS, EAST ELEVATION
Scale 1:5



PROJECTS TO FOSTER MBW INTEGRATION WITH THE COMMUNITY
ANNEX, MARINE BARRACKS WASHINGTON
REDESIGN ENTRY GATE AND PERIMETER FENCING, OPTION A
ILLUSTRATIVE DRAWING, 29 NOV 14



PROPOSED PEDESTRIAN ENTRANCE AND PERIMETER FENCE
WINDOW WALL OPTIONS for ENHANCED VISIBILITY
PROPOSED GRAPHIC: LOCAL HISTORY "WINDOW TO THE PAST", ELEVATION
Scale 1:5

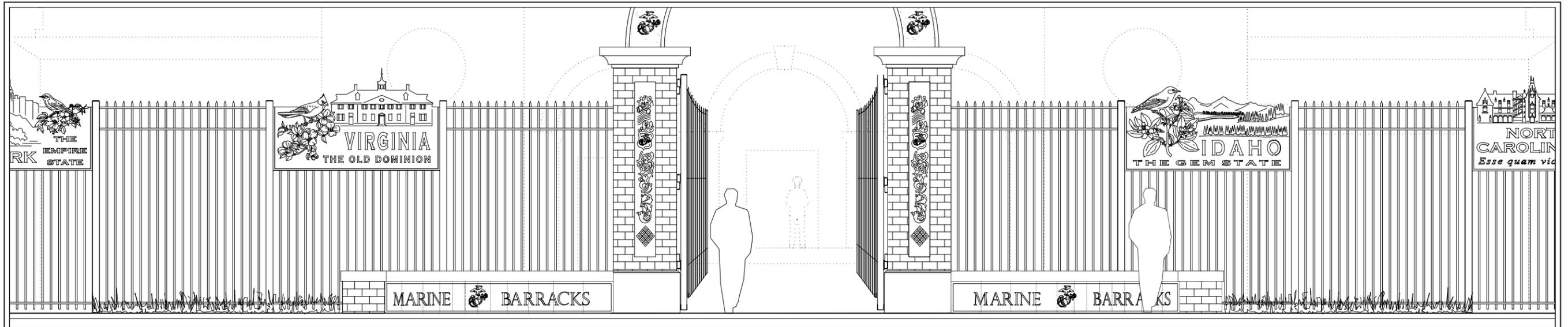


PROPOSED PEDESTRIAN ENTRANCE AND PERIMETER FENCE, FENCE PANELS, DETAIL
Scale 1:1

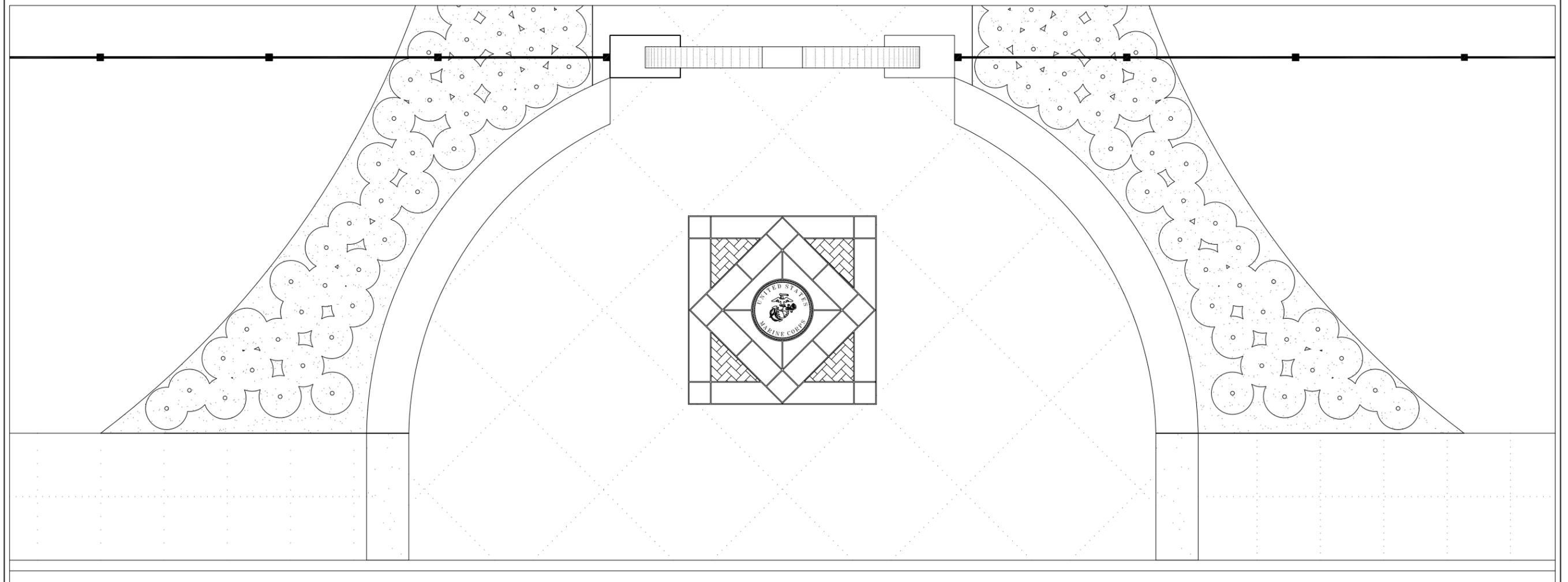


PROPOSED PEDESTRIAN ENTRANCE AND PERIMETER FENCE, ILLUSTRATIVE FENCE PANELS, SWORD MOTIF, EAST ELEVATION
Scale 1:5





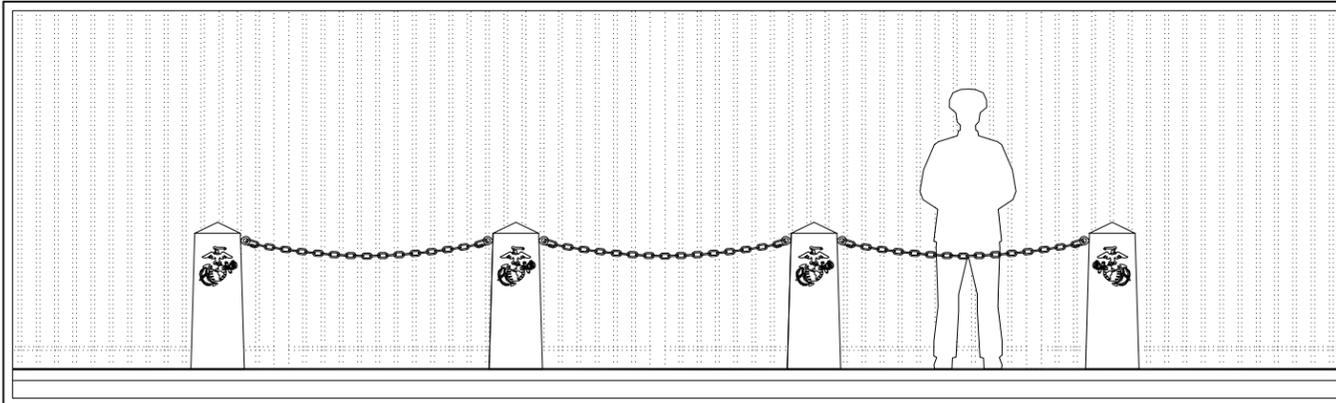
ENTRANCE ENHANCEMENT, SIGN WALL, ELEVATION
Scale 1:5



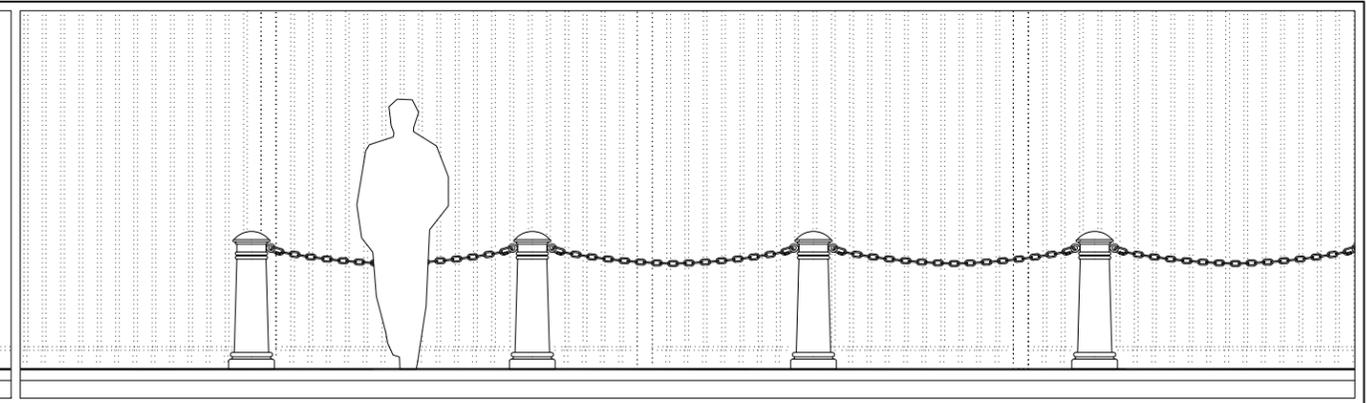
ENTRANCE ENHANCEMENT, SIGN WALL, PLAN
Scale 1:5



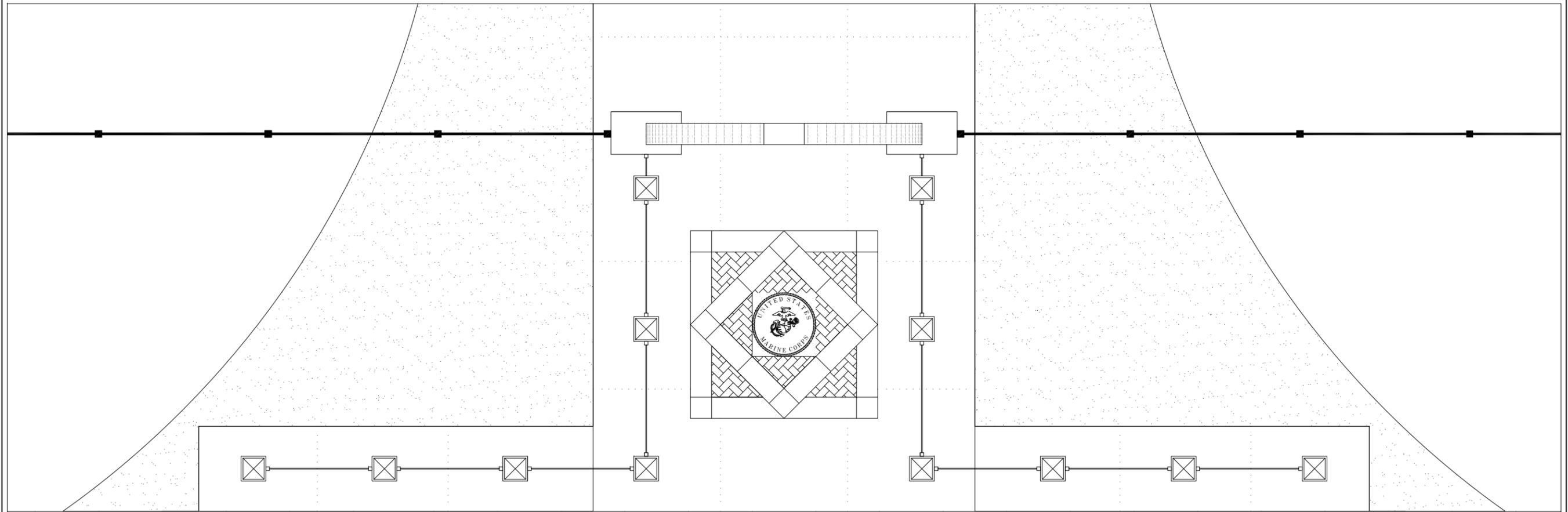
PROJECTS TO FOSTER MBW INTEGRATION WITH THE COMMUNITY
ANNEX, MARINE BARRACKS WASHINGTON
CREATE ENTRY PLAZA, INSTALL LOW SIGN WALL OR BOLLARDS TO DIRECT PEDESTRIAN TRAFFIC, OPTION A
ILLUSTRATIVE DRAWING, 29 NOV 14



ENTRANCE ENHANCEMENT, BOLLARD OPTION: MAIN POST STYLE
Scale 1:5



ENTRANCE ENHANCEMENT, BOLLARD OPTION: HOME OF THE COMMANDANTS STYLE
Scale 1:5



ENTRANCE ENHANCEMENT, BOLLARDS
Scale 1:5

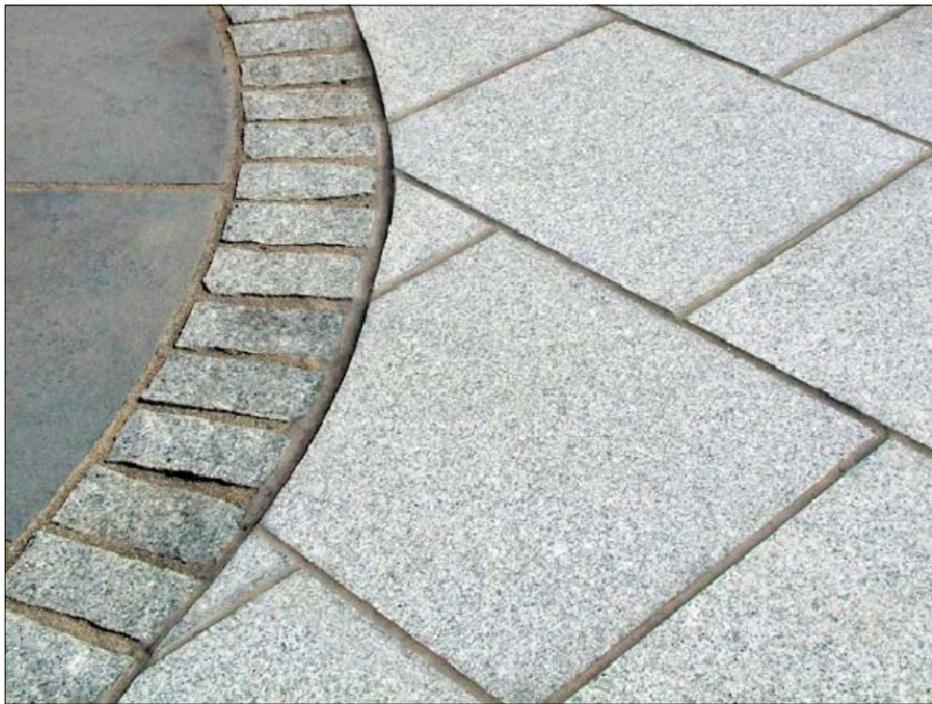


PROJECTS TO FOSTER MBW INTEGRATION WITH THE COMMUNITY
ANNEX, MARINE BARRACKS WASHINGTON
CREATE ENTRY PLAZA, INSTALL LOW SIGN WALL OR BOLLARDS TO DIRECT PEDESTRIAN TRAFFIC, OPTION B
ILLUSTRATIVE DRAWING, 29 NOV 14

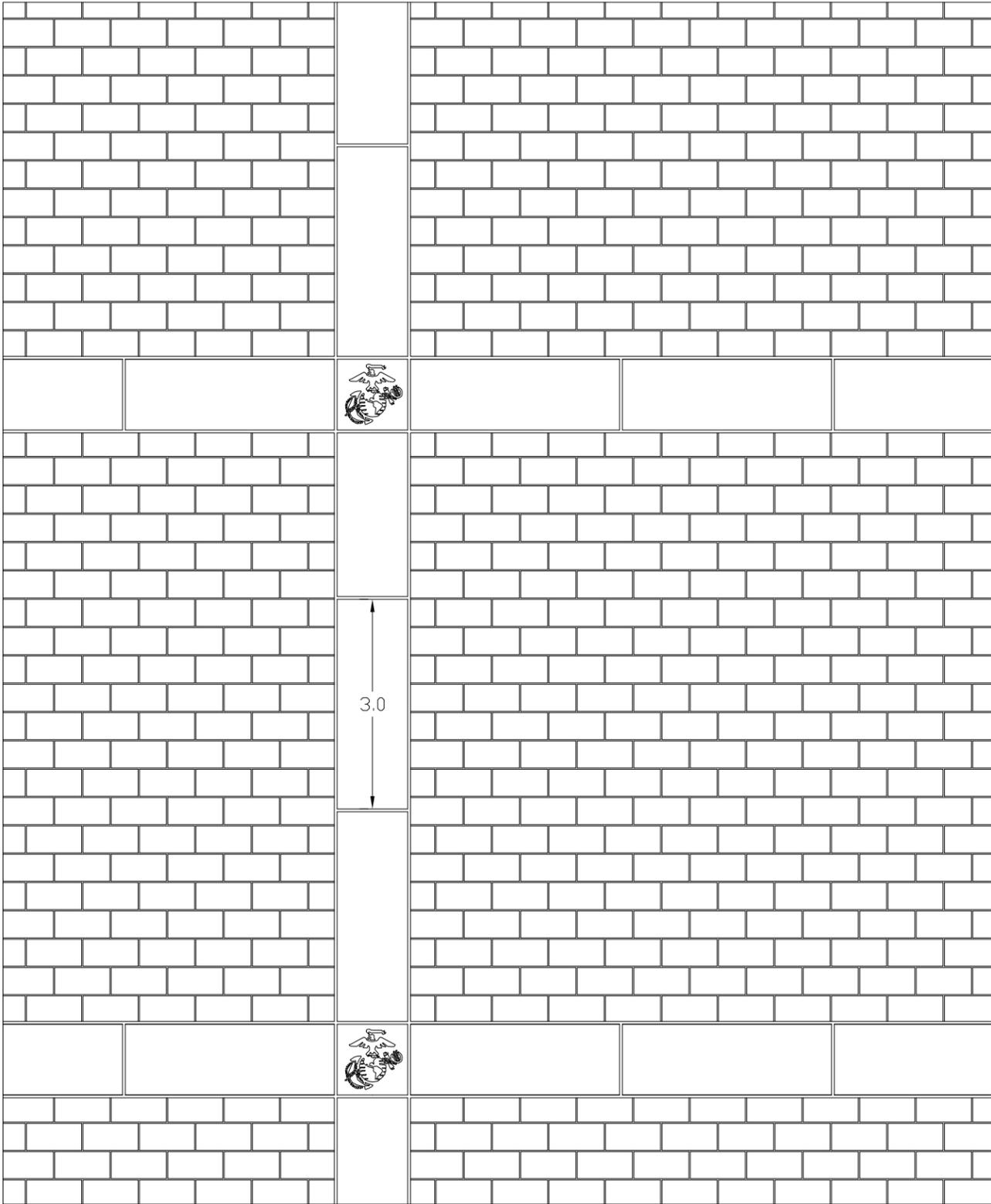
EXISTING CONDITIONS | PROPOSED SOLUTIONS

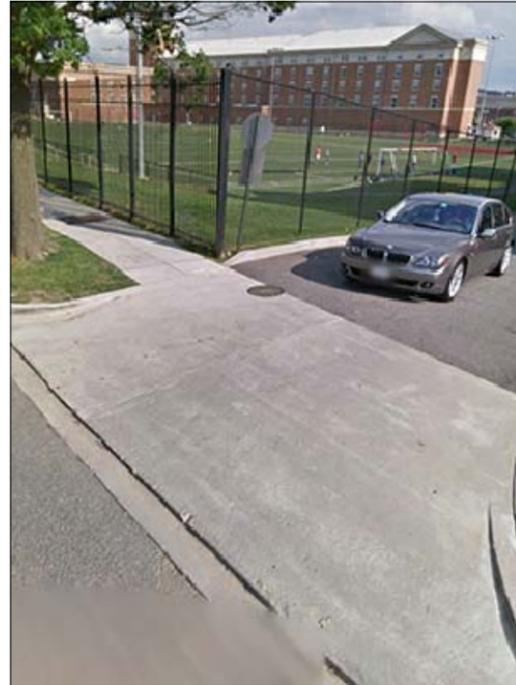
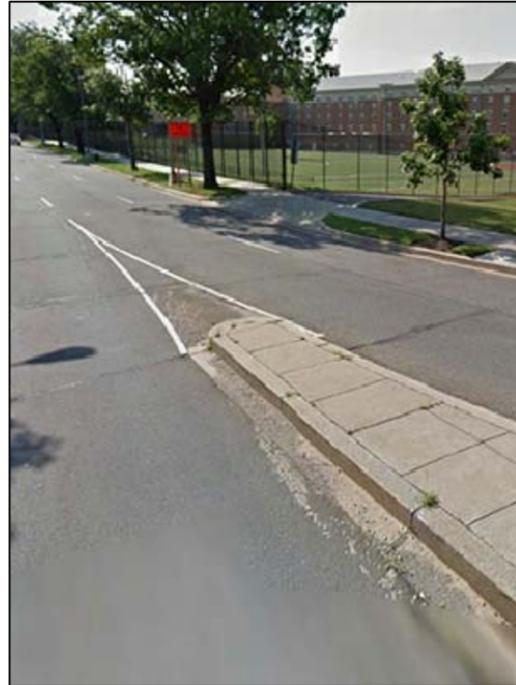


C. ENTRANCE DRIVEWAY AND PARKING LOT
 ISSUE: UNATTRACTIVE, HEAT-ISLAND PARKING SURFACE
 Image: existing driveway and parking lot, March 2014

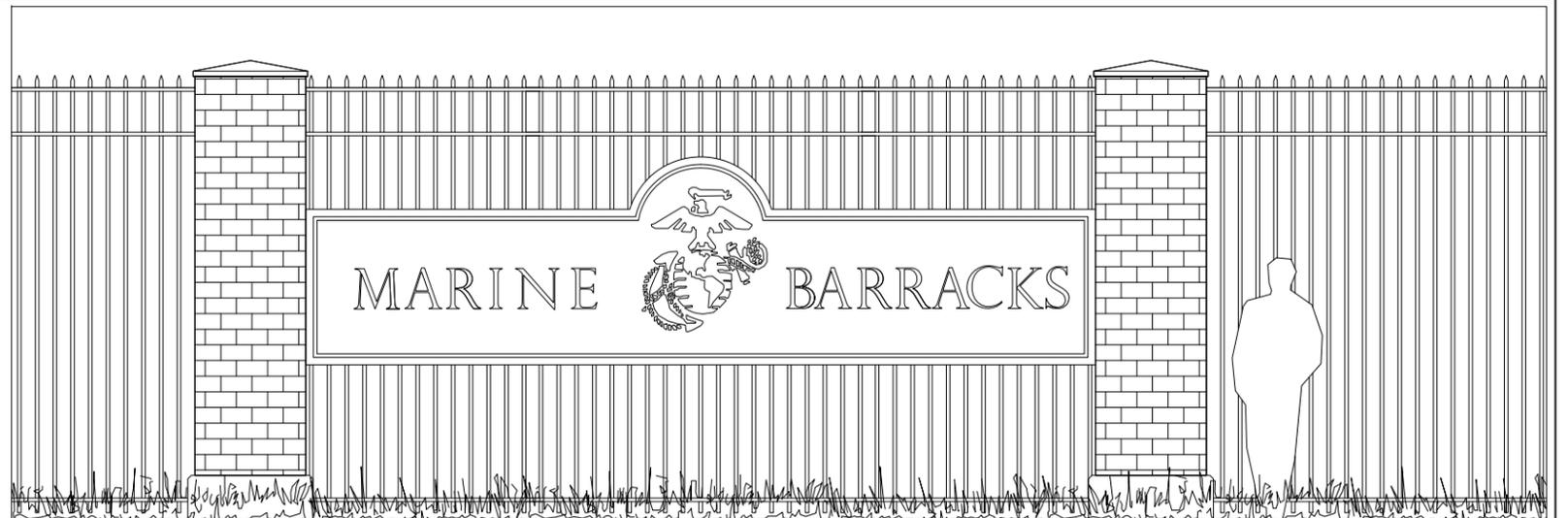


C. ENTRANCE DRIVEWAY AND PARKING LOT
 PROPOSED SOLUTION: REPLACE ASPHALT WITH SAWN FLAMED GRANITE SETTS
 Develop pattern to provide visual interest and complement architecture, coordinate with Main Post as appropriate
 Left, horizontal banding; right, horizontal and vertical banding, with inset etched medallion (flush to avoid maintenance conflict)

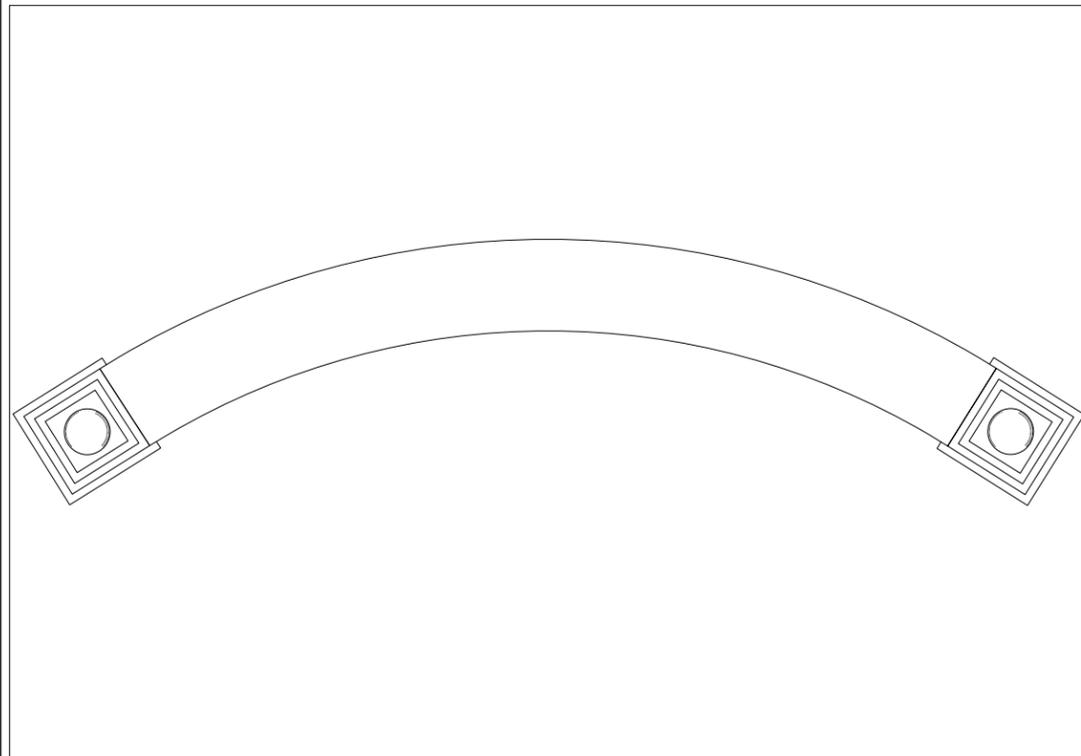




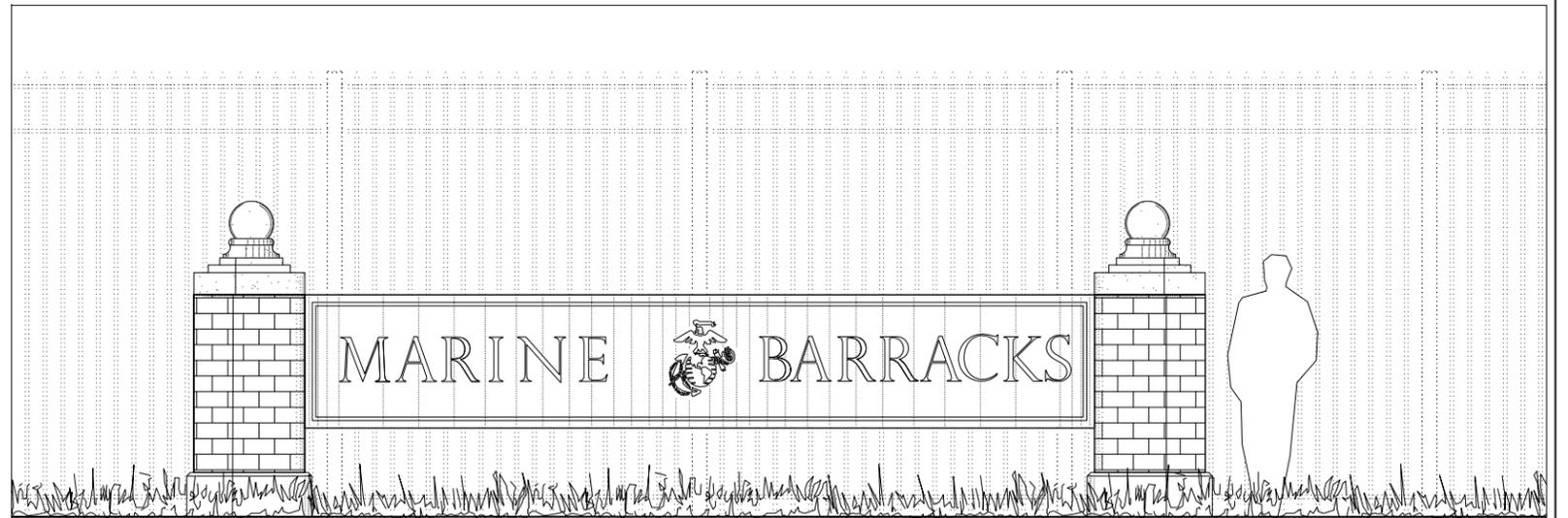
EXISTING CONITIONS, MAY 2014



NORTHWEST CORNER ENHANCEMENT, FENCE PANEL SIGN, ELEVATION
Scale 1:4



NORTHWEST CORNER ENHANCEMENT, FREESTANDING SIGN, PLAN
Scale 1:4



NORTHWEST CORNER ENHANCEMENT, FREESTANDING SIGN, ELEVATION
Scale 1:4



PROJECTS TO FOSTER MBW INTEGRATION WITH THE COMMUNITY
ANNEX, MARINE BARRACKS WASHINGTON
INSTALL SIGN, LANDSCAPING AT NW CORNER
ILLUSTRATIVE DRAWING, 29 NOV 14

EXISTING CONDITIONS



VIEW, NORTH SIDE OF SITE, AT RECREATIONAL FIELD, MARCH 2014



VIEW, SOUTH SIDE OF SITE AT BUILDING 25, MARCH 2014

LAWN REPLACEMENT OPTIONS



Alleghany Spurge, *Pachysandra procumbens*, and Dwarf Mondograss, *Ophiopogon japonicus*, at University of Georgia



Alleghany spurge, *Pachysandra procumbens*



Black Mondo Grass, *Ophiopogon planiscapus*



Blue Star Juniper, *Juniperus squamata*



Creeping Juniper, *Juniperus horizontalis* 'Wiltonii'



Variegated Liriope, *Liriope muscari* 'Vareigata'



Liriope, *Liriope spicata*



Periwinkle, *Vinca minor*



Bugleweed, *Ajuga reptans* 'Mahogany'

PROJECTS TO FOSTER MBW INTEGRATION WITH THE COMMUNITY
ANNEX, MARINE BARRACKS WASHINGTON
REPLACE LAWN WITH EVERGREEN AND SEMI-EVERGREEN PLANTS
ILLUSTRATIVE DRAWING, 29 NOV 14

EXISTING CONDITIONS



VIEW, SOUTHEAST CORNER
EXISTING CONDITIONS MAY 2014



VIEW, SOUTH FACADE
EXISTING CONDITIONS MAY 2014



VIEW, BEDS AT SOUTH FACADE
EXISTING CONDITIONS MAY 2014



LIMIT PLANTS TO VERTICAL ELEMENTS
Recommended non-clinging vine: Thicket Creeper, *Parthenocissus inserta* (vitacea)



ENSURE OPENINGS REMAIN CLEAR

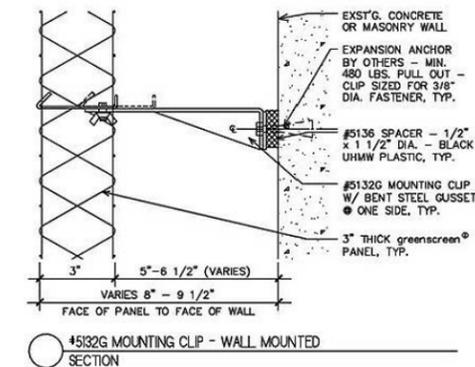
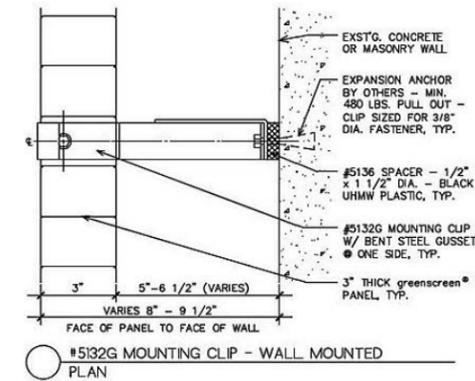


REPLACE SHRUBS WITH GROUND COVER, MAX. HEIGHT 6"
Right top, Sedum, *Sedum kamtschaticum* var. *ellacombeanum*
Right bottom, Liriope, *Liriope muscari*

GREENING OPTIONS: IMAGES AND DETAILS



5132G
Wall Mounted, Plan & Section MOUNTING CLIP

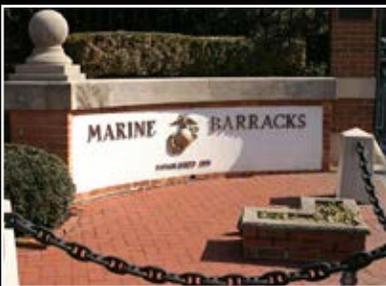


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PROJECTS TO FOSTER MBW INTEGRATION WITH THE COMMUNITY
ANNEX, MARINE BARRACKS WASHINGTON
ENHANCE GARAGE FACADE
ILLUSTRATIVE DRAWING, 29 NOV 14

Draft ENVIRONMENTAL IMPACT STATEMENT FOR MULTIPLE PROJECTS IN SUPPORT OF MARINE BARRACKS WASHINGTON, D.C.



April 2015



EXECUTIVE SUMMARY

The Marine Corps is preparing this Environmental Impact Statement (EIS) to analyze the potential environmental effects that could result from the Proposed Action of implementing several construction, repair, and renovation projects at or proximate to Marine Barracks Washington (MBW), in the District of Columbia (DC). These projects would occur within an approximately 5-year planning horizon from the publication of the Record of Decision (ROD) (anticipated early 2016), address existing and anticipated facility deficiencies at MBW, and better support the functions of the Marine Corps units assigned to MBW. The Proposed Action does not include any change to the MBW mission or staffing levels. Figure ES-1 shows the location of the three existing MBW properties, the Main Post (located at the intersection of 8th and I Streets SE), the Building 20 site (located at the intersection of 8th and I Streets SE), and the Annex (located at the intersection of 7th and K Streets SE), within the context of Southeast DC.

The principal project analyzed in this EIS is constructing a replacement Bachelor Enlisted Quarters (BEQ) Complex (including supporting facilities and parking) for functions currently housed in Building 20. This would require either private land acquisition, establishing a tenant site on federal or DOD property, or a site on MBW property capable of accommodating a portion of the replacement BEQ requirement (BEQ and support facilities) while retaining the below grade parking at the Building 20 site. Other projects include renovations and improvements to Building 7 at the Main Post; MBW Annex gate at 7th and K Streets; and to Main Post building façades, fencing, infrastructure, pedestrian amenities, and landscaping (Figure ES-2). The EIS also takes a programmatic look at the potential effects of several additional projects anticipated to occur beyond the 5-year planning horizon for which information sufficient to conduct detailed National Environmental Policy Act (NEPA) analysis is not yet available. A programmatic approach was used because detailed analysis of impacts are dependent on the alternative selected in the ROD and future design considerations, and therefore are not reasonably foreseeable at this time. Principal among these projects is the potential reuse of Building 20 or the Building 20 site. Other longer-term projects include renovating Building 9 to accommodate the consolidation of various administrative functions, as well as some additional landscaping and maintenance projects. Once these actions become sufficiently ripe for detailed analysis, the appropriate level of NEPA analysis will be completed.

3.3 CULTURAL RESOURCES

3.3.1 Definition of Resource

Cultural resources are prehistoric, historic, or traditional resources that are considered important to a culture, subculture, or community for scientific, traditional, religious, or other purposes. Federal regulations of the NHPA define historic properties to include prehistoric or historic sites, buildings, structures, objects, or districts listed in, or eligible for listing in, the NRHP, as well as artifacts, records, and remains that are related to such properties. The term historic property includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria. Additionally, cultural resources are protected under the American Antiquities Act (16 USC 431–433), the Archaeological Resources Protection Act (ARPA) (16 USC 470aa–mm), and the Archaeological and Historic Preservation Act (16 USC 469–469c-2). Furthermore, federal agencies are responsible for preserving collections of prehistoric and historic material remains and associated records recovered under the authority of the American Antiquities Act, Section 110 of the NHPA, or ARPA, as set forth in 36 CFR 79, Curation of Federally Owned and Administered Archaeological Collections.

3.3.2 Regulatory Framework

Under Section 106 of the NHPA of 1966, as amended (54 USC 300101), and as implemented by 36 CFR Part 800, federal agencies are responsible for considering the effects of their actions (referred to as undertakings) on historic properties and affording the ACHP the opportunity to comment on an undertaking's appropriateness. A federal agency must identify historic properties within the proposed undertaking's APE, determine what potential effects the proposed undertaking may have on identified historic properties, and consult with the State HPO – in this case, the DC HPO, on its findings. For any consultation that involves an NHL, Section 106 also requires the federal agency to notify the Secretary of the Interior and invite the Secretary to participate in the consultation where there may be an adverse effect to the NHL (36 CFR 800.10). The Secretary of the Interior appointed the NPS to be its representative in the process.

The APE is defined as the geographic area within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if such properties exist (36 CFR 800.16[d]). The APE is influenced by the scale and nature of the undertaking. Generally, an area broader than the project footprint is considered. The APE includes consideration of potential direct and indirect effects to historic properties and historic viewsheds. Figure 3.3-1 shows the APE for the Proposed Action. The APE was defined by the Marine Corps in consultation with the DC HPO, consulting parties, and the public in accordance with the Section 106 consultation process (see Appendix B). In addition to federal laws and regulations, cultural resource management within DC is also guided by the Historic Preservation Review Board, which is part of the DCOP. The Historic Preservation Review Board reviews proposed federal and District projects that may have an effect on properties listed in the DC Inventory of Historic Sites, and advises the DC HPO of its conclusions. The DC Inventory of Historic Sites is a list of historic landmarks and districts in Washington, DC. The list includes properties that contribute to the cultural and aesthetic

heritage of DC. The Historic Preservation Review Board designates properties for inclusion in the DC Inventory of Historic Sites.

The management of cultural resources at MBW is guided by the Installation's ICRMP (MBW 2013). This plan provides guidance and establishes SOPs for the management of historic properties on the Installation in compliance with Sections 106 and 110 of the NHPA, other federal laws, EOs, and DOD and Marine Corps directives and orders on the management of cultural resources.

3.3.3 Existing Conditions

3.3.3.1 Architectural Resources

As depicted in Figure 3.3.2 and detailed in Table 3.3-1 (following the figure), the APE includes 14 historic properties, including all or part of four historic districts. Note that, given the scale of Figure 3.3.-2, not all historic properties adjacent to the potential BEQ replacement sites are shown. A detailed look at the historic properties present at each site can be found in Figures 3.3-4 through 3.3-8. The four historic districts in the APE include the U.S. Marine Corps Barracks and Commandant's House (MBW Main Post), the Capitol Hill Historic District, the WNY, and the L'Enfant Plan of the City of Washington, DC. Each of these districts is also designated as a historic district in the DC Inventory of Historic Sites. Some buildings or sites within these districts are listed individually in the NRHP, or have been determined eligible for NRHP listing, because of their individual significance.

In addition to being listed in the NRHP, two of the historic districts in the APE are designated as NHLs (see Figure 3.3-2). They include the U.S. Marine Corps Barracks and Commandant's House (MBW Main Post) and the WNY. National Historic Landmarks are places of national significance, possessing exceptional qualities in illustrating or interpreting the nation's heritage. Section 106 of the NHPA requires federal agencies to request the participation of the ACHP in any consultation regarding the resolution of adverse effects of undertakings on NHLs. Furthermore, agencies are required to afford the Secretary of the Interior the option to comment on undertakings that may result in an adverse effect on NHLs.

Two historic properties outside of these historic districts are located in the APE: the Saint Paul African Union Methodist Protestant (AUMP) Church, which is listed in the NRHP, and the Virginia Avenue Tunnel, which has been determined eligible for NRHP listing.



Evening parade at Marine Corps Barracks



Figure 3.3-1. Area of Potential Effects

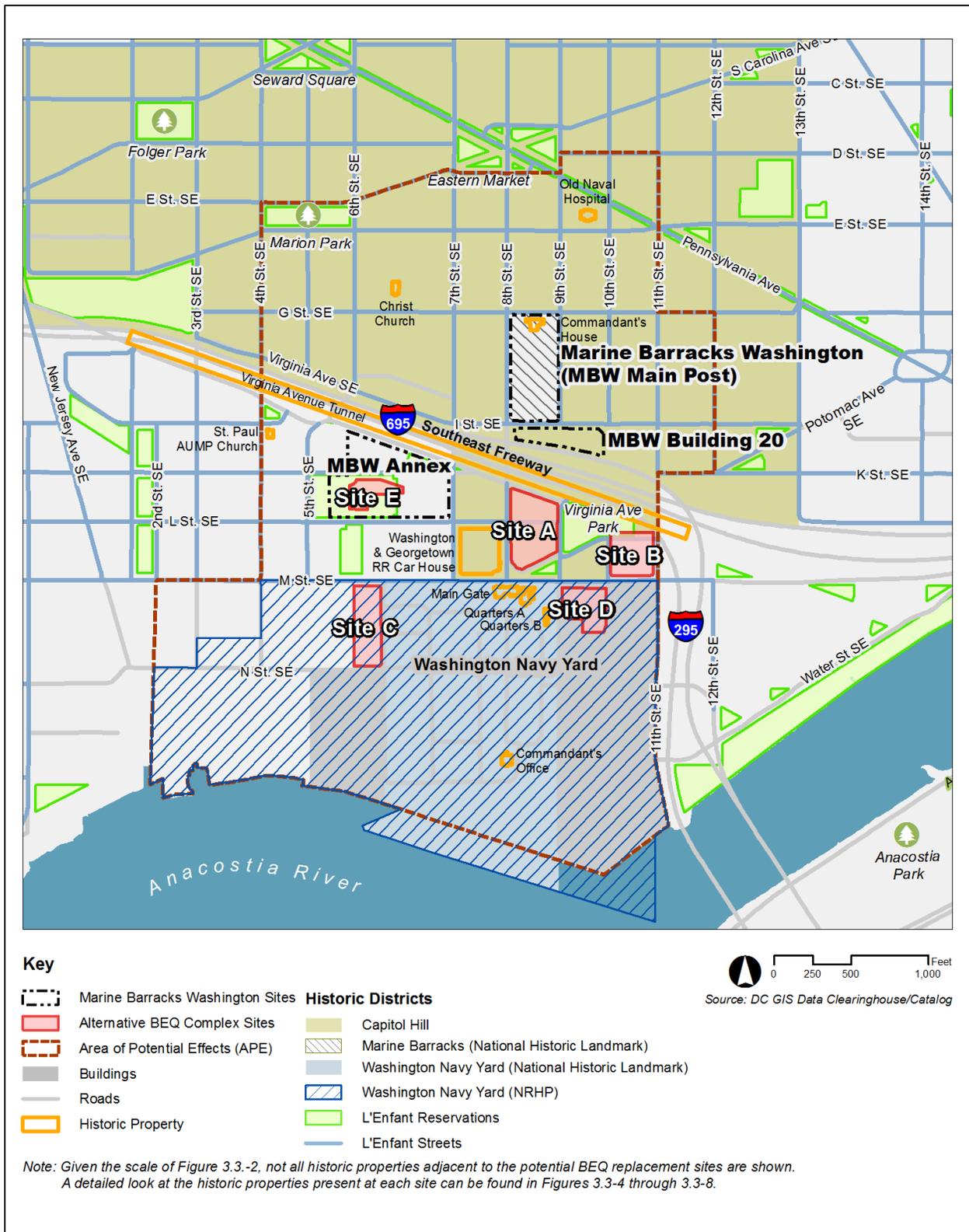


Figure 3.3-2. Historic Properties and Districts Present in the APE

Table 3.3-1. Aboveground Historic Properties in the APE

Property Name	Location	Description	Historic Status (Date Listed)
U.S. Marine Corps Barracks and Commandant’s House	8th, 9th, G, and I Streets SE	Oldest continuously active Marine Corps installation in the nation. Home of the U.S. Marine Band and associated with John Philip Sousa. Quadrangle of early 19th and early 20th century buildings surrounding central parade ground.	NHL (5/11/76) NRHP (12/27/72) DC Inventory (11/8/64)
Marine Corps Commandant’s House	801 G Street SE	Home of the Marine Corps Commandant since 1805. 2½-story brick, Federal-style house with mid- and late-19th century additions and alterations.	NRHP (12/27/72) DC Inventory (11/8/64)
Capitol Hill Historic District	F Street NE to Virginia Avenue and M Street SE and South Capitol Street and 2nd Street SE to 13th Street SE and 14th Street NE and SE	Largest residential district in the capital city, with buildings spanning from circa (ca.) 1791 to 1945. Primarily 2- and 3-story rowhouses in vernacular and 19th and 20th century styles. Also includes commercial, religious, institutional, and military buildings.	NRHP (8/27/76; boundary increase 7/3/03) DC Inventory (6/19/73; boundary increase 4/21/02)
L’Enfant Plan	Florida Avenue from Rock Creek NW to 15th Street NE, south to C Street, east to Anacostia River	Baroque city plan designed by Pierre L’Enfant in 1791. Beaux Arts modifications implemented through 1901–1902 McMillan Plan.	NRHP (4/24/97) DC Inventory (1/19/71; boundary increase 1/23/97)
WNY	M Street SE to Anacostia River, and 2nd Street SE to Parsons Avenue	1801–1945 industrial buildings and officers’ quarters associated with the development of the U.S. Navy. Individuals and operations at the WNY had significant role in naval ordnance development during World Wars I and II.	NHL (5/11/76) NRHP (6/19/73; boundary increase 1/3/08) DC Inventory (11/8/64; boundary increase 2/28/08; second boundary increase post-2008)
Main Gate, WNY	8th and M Street SE	1805–1806 Greek Revival building designed by Benjamin Latrobe. Incorporated into the ground story of an Italianate building in 1881.	NRHP (8/14/73) DC Inventory (11/8/64)
Quarters A, WNY	East of Main Gate and south of M Street SE	2½-story Flemish bond brick, late-Georgian style townhouse built in 1804 as the Commandant’s House. Late-19th century additions and alterations. Also known as the Tingey House.	NRHP (8/14/73) DC Inventory (11/8/64)
Quarters B, WNY	Charles Morris Avenue	Original part of this 1801, 2½-story Federal-style brick house was the first permanent building erected at the WNY. Enlarged several times in the 19th and 20th centuries.	NRHP (8/14/73) DC Inventory (11/8/64)

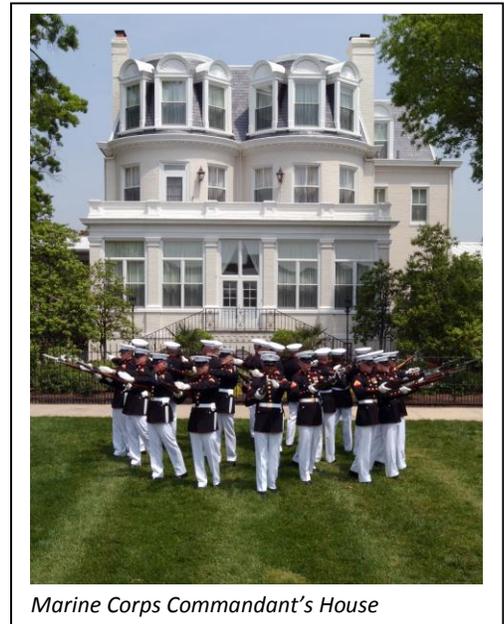
Table 3.3-1. Aboveground Historic Properties in the APE

Property Name	Location	Description	Historic Status (Date Listed)
Commandant's Office, WNY	Montgomery Square and Dahlgren Avenue	Built 1837–1838 as administrative center of the WNY. It is a 2-story brick building surrounded by 2-story wood-frame porches. As major visual focal point at WNY, the building is an important part of WNY's original design.	NRHP (8/14/73) DC Inventory (11/8/64)
Christ Church, Washington Parish	620 G Street SE	2½-story Gothic Revival church with 4-story bell tower. 1806–1807 church has been altered or enlarged several different times. It was the first church for Washington's Episcopal parish. Design of original church attributed to Benjamin Latrobe.	NRHP (5/25/69) DC Inventory (11/8/64)
Old Naval Hospital	921 Pennsylvania Avenue SE	3-story rectangular brick building, constructed in 1865–1866 with Greek Revival and Italianate elements. Hospital for Navy officers and sailors based in the region. Between 1920 and 1963, served as a temporary shelter for veterans.	NRHP (5/3/74) DC Inventory (11/8/64)
Washington and Georgetown Railroad Car House (Navy Yard Car Barn)	770 M Street SE	2-story brick and stone Romanesque Revival building, featuring semicircular arches and castellated corner towers. Built in 1891 at the terminus of the city's first, and one of its most important, streetcar lines, running between Georgetown and the WNY.	NRHP (11/14/06) DC Inventory (3/23/06)
Saint Paul AUMP Church	401 I Street SE	1924 vernacular Gothic Revival church designed by African American architect R. C. Archer, Jr. Congregation evolved from oldest independent African denomination in the country.	NRHP (7/28/11) DC Inventory (not recorded)
Virginia Avenue Tunnel	South of Virginia Avenue SE, between 2nd and 11th Street SE	4,000-foot-long railroad tunnel with stone portals and retaining walls. Built in 1872 and extended in 1904. Provided important railroad access to the city.	NRHP-eligible (unknown)

Following are descriptions of the four historic districts and the two historic properties located outside of the historic districts. The historic district descriptions identify any resources within the historic district that are also individually listed, or determined eligible for individual listing, in the NRHP.

U.S. Marine Corps Barracks and Commandant’s House

The U.S. Marine Corps Barracks and Commandant’s House, together, were listed in the NRHP as a historic district in 1972, and designated an NHL in 1976. The Marine Barracks is also a local historic district, listed in the DC Inventory of Historic Sites in 1964. The Barracks complex is significant because it is the oldest continuously active Marine Corps installation in the U.S. and has been the residence of the Marine Corps Commandant since 1805. In addition, the Barracks is significant as the home of the U.S. Marine Band, the official White House musical unit, which has played for every president since John Adams, and for its association with John Philip Sousa, who wrote some of his most famous marches while serving as the leader of the U.S. Marine Band between 1880 and 1892. The historic district is bounded by 8th, 9th, G, and I Streets SE, and includes a range of former barracks, the Commandant’s House, a row of five officer’s quarters, the former band hall, and other structures as illustrated in Figure 3.3-3 and listed in Table 3.3-2.



Marine Corps Commandant’s House

Table 3.3-2. Architectural Resources in the U.S. Marine Barracks and Commandant’s House Historic District

Building Number	Name	Year Built	Status
1	Officer’s Quarters	1903–1907	Contributing
2	Officer’s Quarters	1903–1907	Contributing
3	Officer’s Quarters	1903–1907	Contributing
4	Officer’s Quarters	1903–1907	Contributing
5	Officer’s Quarters and Officers’ Mess	1903–1907	Contributing
6	Commandant’s House	1801–1806	Contributing
7	Warehouse and Garage	ca. 1928–1939	Contributing
8	Battalion Headquarters	1903–1907	Contributing
9	Applied Instruction	1903–1907	Contributing
10	Gate House	1903–1907	Contributing
12	Multipurpose/Storage	ca. 1995	Non-Contributing
Non-Applicable (N/A)	Parade Ground	1801–1806	Contributing
N/A	Commandant’s Garden	19th and 20th centuries	Contributing
N/A	Landscape Perimeter	19th and early 20th centuries	Contributing
N/A	Officer’s Quarters Gardens	ca. 1972	Non-Contributing
N/A	Parking Lot	1950s	Non-Contributing

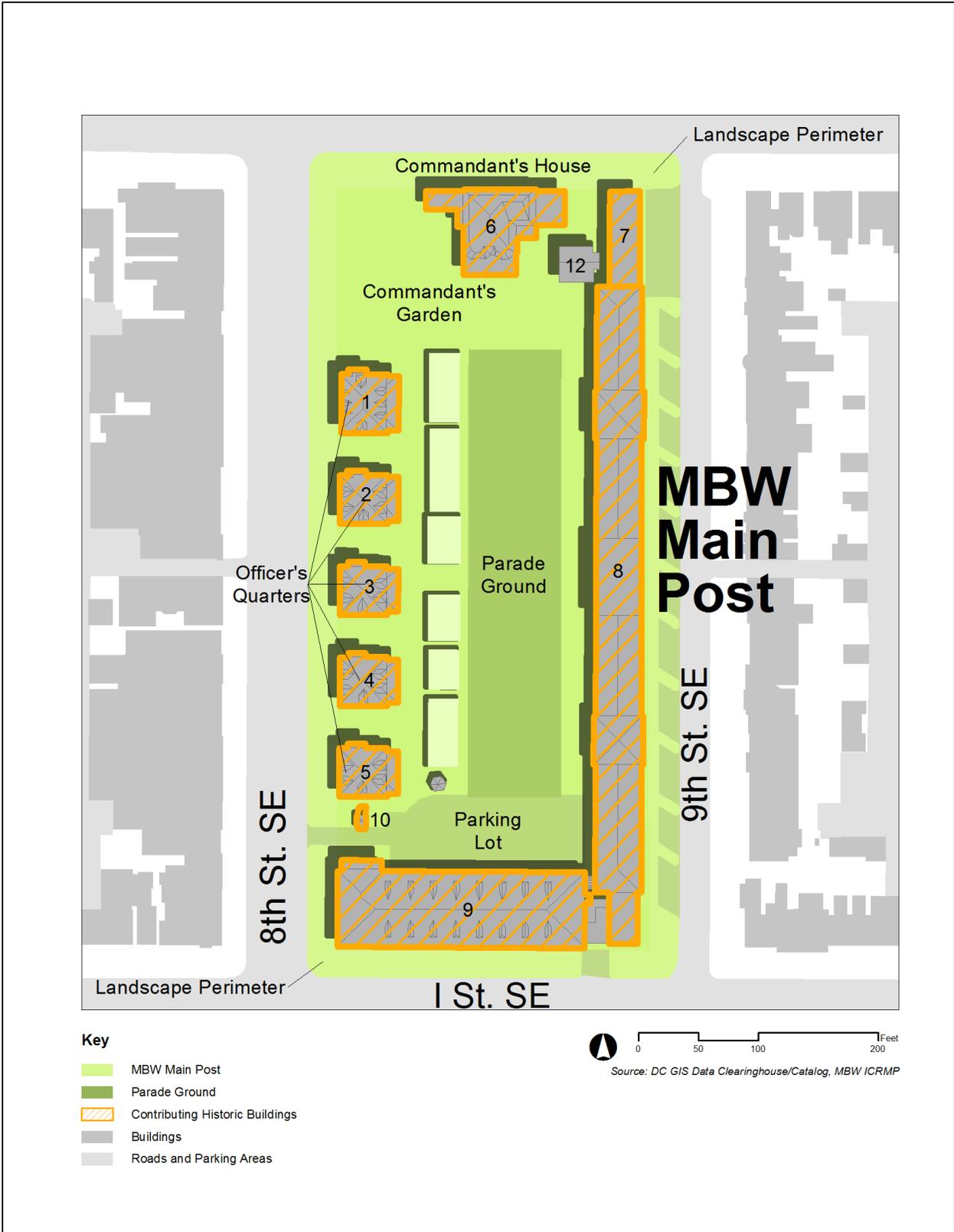


Figure 3.3-3. Historic Properties at MBW Main Post

Within the Marine Barracks historic district is the Commandant's House. The House is listed individually in the NRHP and designated a local historic landmark. Built between 1801 and 1806, and expanded and altered multiple times over the years, this 2½-story, Federal- and Second Empire-style, brick residence is the only remaining building from the original barracks complex. Its individual significance derives from its historical associations with the history of the Marine Corps and the Commandants who resided there. In addition, it is significant for its Federal-style design and its unique plan, which includes two contiguous 2-story projecting, round arch bays facing the Parade Ground.

The DC Inventory of Historic Sites individually lists the Marine Barracks and Band Hall (Buildings 8 and 9, respectively) as locally designated historic landmarks. The buildings were constructed in 1903–1907 to replace the original wooden barracks dating from 1801–1806, which had fallen into disrepair. Designed by architects Joseph Hornblower and James Marshall, both buildings feature an arcaded loggia on the ground floor of the façades facing the parade ground. The former band hall (Building 9) is a 2½-story, brick, rectangular-plan building on the south side of the Main Post.

Building 20 was constructed in 1975, and the buildings at the MBW Annex were constructed in 2004. The MBW ICRMP indicates that these resources should be evaluated for NRHP eligibility when each turns 50 years old (MBW 2013).

Capitol Hill Historic District

The Capitol Hill Historic District is a residential and commercial district significant for reflecting the economic growth, social diversity, and architecture of the early capital. The district developed to serve the politicians, military personnel, and workers of the nearby major employment centers, including the Capitol, WNY, and MBW. As the largest, and one of the oldest, residential districts in DC, the Capitol Hill Historic District encompasses approximately 8,000 contributing resources dating between ca. 1791 and 1945. The district is characterized by many uninterrupted rows of townhouses lining tree-lined broad avenues and narrower grid streets. Residential properties consist of 2- and 3-story federal townhouses, frame dwellings, and continuous blocks of brick rowhouses, with elements from popular styles of the mid- and late-19th century. These styles include Queen Anne, Romanesque Revival, and Italianate. Interspersed among the residences are commercial, religious, and educational facilities.

The boundaries of the historic district, which is listed in both the NRHP and the DC Inventory of Historic Sites, are roughly F Street NE on the north; 13th Street SE and 14th Street NE and SE on the east; Virginia Avenue SE on the south; and 2nd Street NE, South Capitol Street, and 2nd Street SE on the west. A boundary increase in 2003 extended the limits of the historic district south of the Southeast-Southwest Freeway to M Street between 7th and 11th Streets SE. The expanded area of the historic district was added to the NRHP and DC Inventory of Historic Sites because it is historically and physically linked to the rest of Capitol Hill. Additionally, the architecture in the expanded area shares the same features and characteristics as the rest of the Capitol Hill neighborhood. The boundary increase encompasses replacement BEQ Complex Site A (Alternative 1), but excludes Site B (Alternative 2) (see Figure 3.3-2). Within replacement BEQ Complex Site A, there are five contributing buildings and one non-contributing building of the historic district in Square 929 and nine contributing and two non-contributing buildings of the historic district in Square 930 (Figure 3.3-4; Table 3.3-3). The contributing buildings consist of early- to late-19th century dwellings primarily brick in construction and 2- or 3-

stories in height. The non-contributing buildings post-date the period of significance (1790–1945) of the district. There are no historic properties within replacement BEQ Complex Site B (Figure 3.3-5).

Several buildings, sites, and districts within the Capitol Hill Historic District are also individually listed in the NRHP. Of these, one historic district (the U.S. Marine Corps Barracks and Commandant’s House) and three buildings are within the APE for the Proposed Action. The three individually listed buildings include Christ Church, Old Naval Hospital, and Washington and Georgetown Railroad Car House (see Table 3.3-1 for information on these resources).

Table 3.3-3. Architectural Resources Within Site A

Parcel Address	Description	Contributing to Capitol Hill Historic District?
Square 929		
808 L Street SE	1887 brick duplex	Yes
810 L Street SE	1887 brick duplex	Yes
809 Virginia Avenue SE	1887 brick duplex	Yes
811 Virginia Avenue SE	1887 brick duplex	Yes
821 Virginia Avenue SE	Late-19th century brick dwelling	Yes
Virginia Avenue SE	Mid- to late-20th century concrete block industrial building	No
Square 930		
811 L Street SE	Mid-19th century 2-story brick Greek Revival dwelling	Yes
813 L Street SE	Mid-19th century 3-story brick multifamily dwelling	Yes
817 L Street SE	Pre-1855 2-story brick side passage dwelling	Yes
819 L Street SE	Pre-1855 2-story brick side passage dwelling	Yes
1100 8th Street SE	Mid- to late-20th century 1-story brick commercial building	No
1102 8th Street SE	Pre-1824 2½-story brick Federal commercial building	Yes
1104 8th Street SE	Mid- to late-20th century 2-story brick commercial building	No
1106 8th Street SE	Mid-19th century 2-story brick Romanesque Revival commercial building with 1-story brick wing	Yes
1112–1114 8th Street SE	1833 2½-story brick Greek Revival commercial building	Yes
810–1120 Potomac Avenue SE	Late-19th century 3-story brick Queen Anne commercial building	Yes
816 Potomac Avenue SE	Early-20th century 4-story brick Georgian Revival multi-family dwelling	Yes

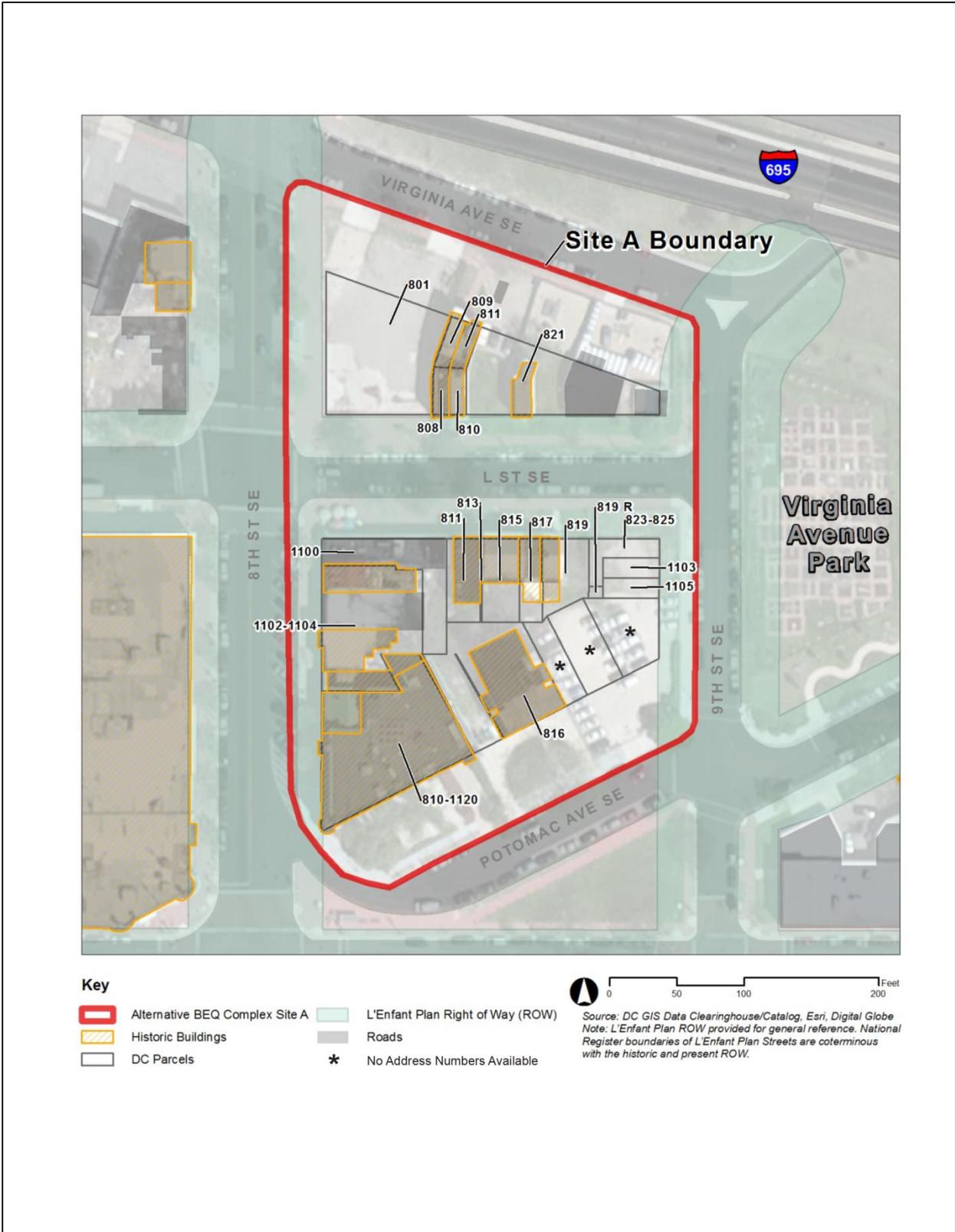


Figure 3.3-4. Historic Properties at BEQ Complex Alternative Site A

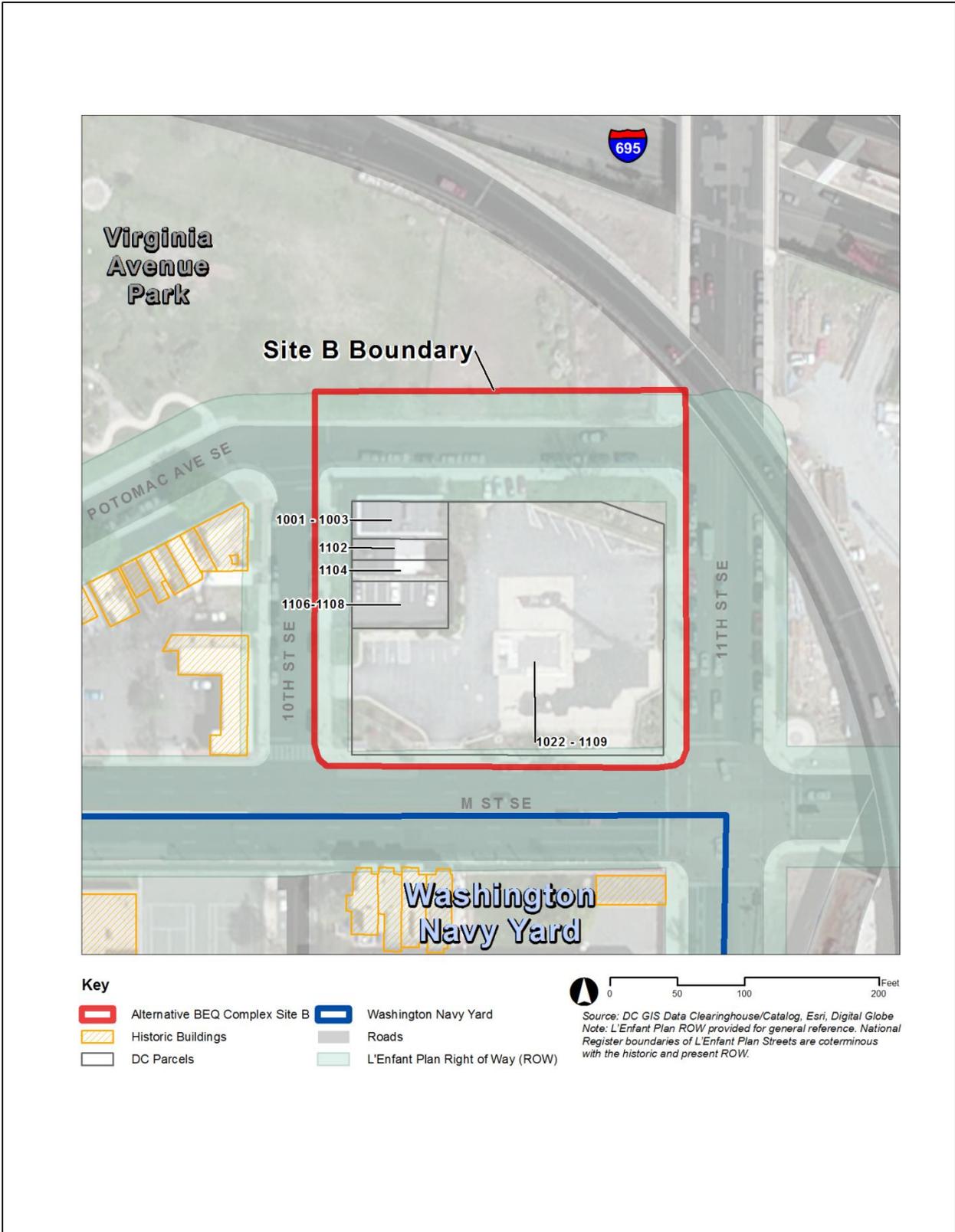


Figure 3.3-5. Historic Properties at BEQ Complex Alternative Site B

Washington Navy Yard

The WNY Historic District was listed in the NRHP in 1973, and designated an NHL in 1976. The Navy Yard was designated a local historic district in the DC Inventory of Historic Sites in 1964. Founded in 1799, the WNY became the Navy's largest shipbuilding and shipfitting facility during its early years, and later became an ordnance manufacturing center. It is significant as the U.S. Navy's first home port for naval operations in the 19th century, playing an important role in the development of the U.S. Navy and of American nationalism. In addition, the district is significant for the important innovations developed by noteworthy individuals at the WNY, and for its collection of well-preserved 19th to early-20th century industrial architecture. Four buildings in the WNY also are individually listed in the NRHP and DC Inventory. These include the Main Gate, Quarters A (Commandant's House), Quarters B (Second Officer's House), and the Commandant's Office. All are within the APE for the Proposed Action (see Figure 3.3-2 and Table 3.3-1).

The boundary of the NHL designation of the WNY is M Street SE, Parsons Avenue, Isaac Hull Avenue, and the Anacostia River. The boundary of the locally-designated and NRHP-registered WNY Historic District corresponded to the NHL district boundary until it was expanded west of Isaac Hull Avenue to roughly 2nd Street SE in 2008 to include the Navy Yard Annex, which had a significant role as the command center for naval ordnance production from the early- to mid-20th century. With the boundary increase, the WNY Historic District includes approximately 55 major contributing buildings plus numerous support buildings. The NRHP and local district boundary increase encompasses replacement BEQ Complex Site C (Alternative 3) and two small support buildings, a pump house (Building 199), and an electric substation (Figure 3.3-6). Both buildings are non-contributing resources to the district. Adjacent to Site C are several contributing resources, including the portion of the WNY brick perimeter wall along M Street SE from 4th Street to Isaac Hull Avenue.

The portion of WNY east of the historic district to 11th Street SE, which includes replacement BEQ Complex Site D (Alternative 4), was evaluated and determined to be eligible for inclusion in the NRHP as part of the historic district (DC HPO 2009). The WNY East Extension comprises buildings associated with the testing and development of naval ordnance in support of the WNY's critical mission of naval ordnance production during World Wars I and II. The east extension includes 18 contributing buildings dating from 1918 to 1944, including one building, Building 169, within replacement BEQ Complex Site D (Figure 3.3-7). Building 169 was constructed in 1918 and is currently an administrative building. Site D also includes tennis and basketball courts; these are non-contributing resources to the WNY East Extension.

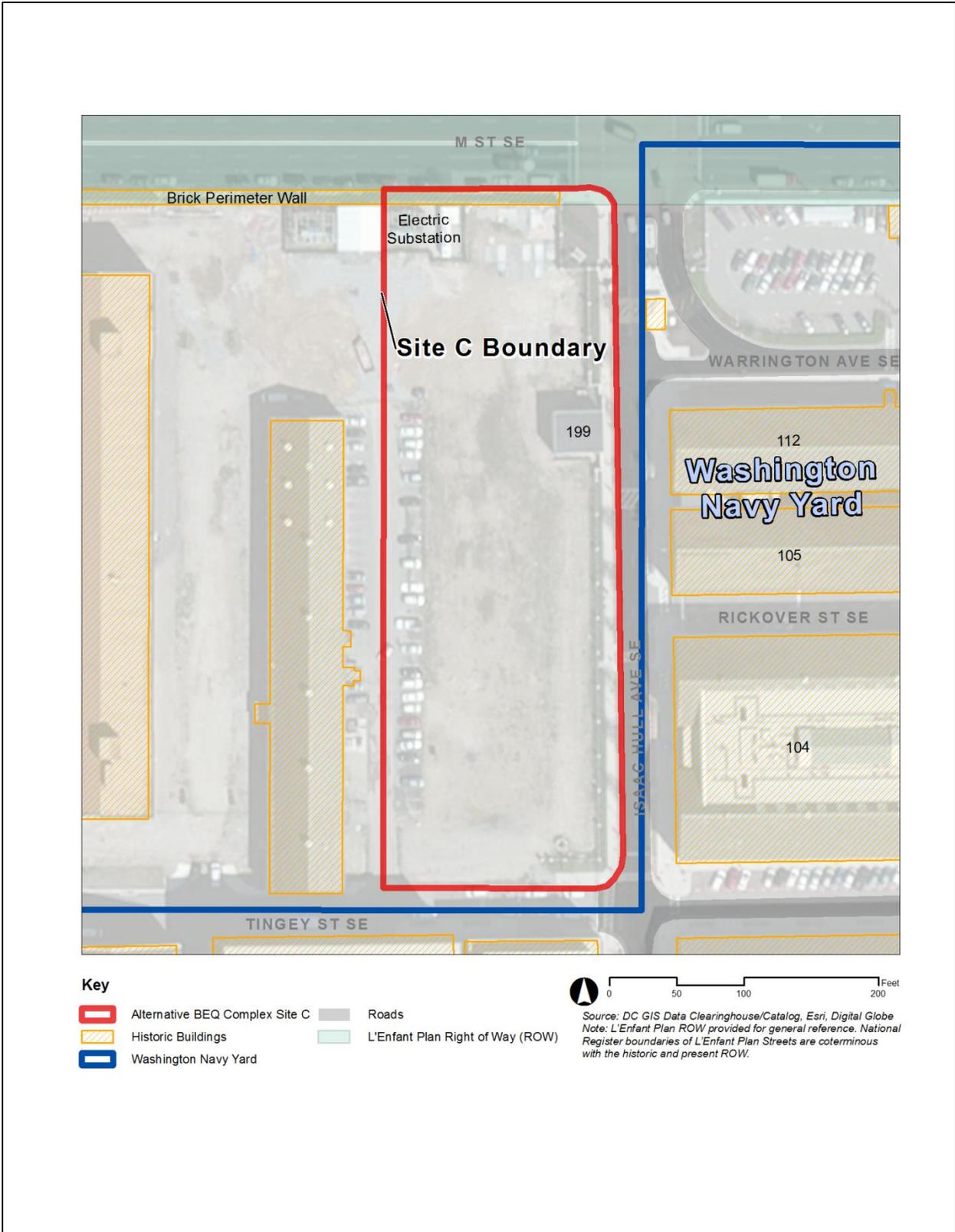


Figure 3.3-6. Historic Properties at BEQ Complex Alternative Site C

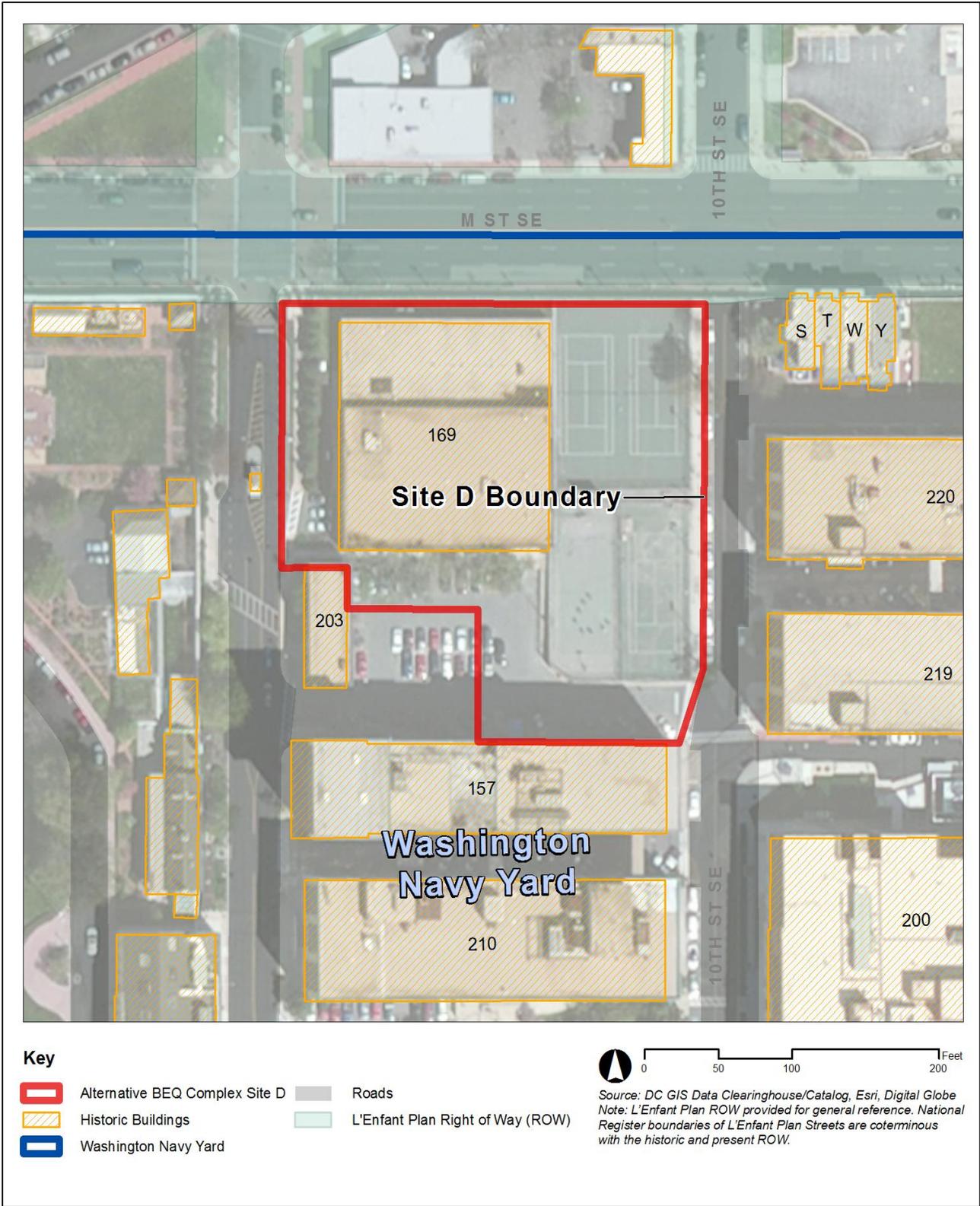


Figure 3.3-7. Historic Properties at BEQ Complex Alternative Site D

L'Enfant Plan of the City of Washington

Pierre L'Enfant designed the plan of the city of Washington in 1791. L'Enfant developed a baroque plan for the U.S. capital, which featured open ceremonial spaces, grand avenues, and vistas of monuments and sites over the federal land. L'Enfant's plan was realized gradually over nearly a century, until the Senate Park Commission's plan for the federal city in 1901–1902 (the McMillan Plan). This plan sought to preserve and restore many of the elements and principles of the L'Enfant Plan, while incorporating some urban improvements within the tenets of the City Beautiful movement. The recommendations of the McMillan Commission were implemented over the next 30 years and continued sporadically thereafter. The historic L'Enfant-McMillan plan remains largely unchanged.

The historic L'Enfant Plan of the City of Washington is significant for its relationship with the creation of the new United States of America and the creation of a capital city; because of its design by Pierre L'Enfant, and subsequent development and enhancement by numerous significant persons and groups responsible for the city's landscape architecture and regional planning; and as a well preserved, comprehensive, Baroque plan with Beaux Arts modifications. The L'Enfant Plan and subsequent McMillan Plan both had profound influences on American city planning. The historic city of Washington is the only example in America of a Baroque urban plan with a coordinated group of radiating avenues, parks, and vistas overlaid on an orthogonal system of streets. The commemorative and symbolic location of buildings, structures, and vistas collectively establish the historic Federal City as the singular American example of an urban core that, from inception, has physically expressed its political role as a designed national capital using Baroque design principles.

The L'Enfant Plan of the City of Washington was included in the DC Inventory of Historic Sites in January 1971, and its boundaries expanded in 1997, the same year the L'Enfant Plan was listed in the NRHP. The boundaries of the listed area, which encompasses approximately 3,565 acres, are roughly Florida Avenue from Rock Creek NW, to 15th Street NE, south to C Street NE, and east to the Anacostia River. Contributing elements of the L'Enfant Plan include orthogonal streets and diagonal avenues in the historic grid; bridges; planned landscapes; reservations; public parks and their statuary, fountains, and commemorative markers; buildings; monuments; and vistas. The boundaries are defined as the ROW width and length of the contributing streets and avenues. Vistas follow the course of the streets and avenues. The nominated area also includes the open space above the contributing elements up to the legal height limit in the city (Leach and Barthold 1994). Figure 3.3-2 (introduced earlier in this section) illustrates the contributing elements of the L'Enfant Plan within the APE.

Replacement BEQ Complex Site E (Alternative 5) is proposed within the MBW Annex, which has no buildings eligible for listing in the NRHP. Site E, however, includes the following contributing elements of the L'Enfant Plan: 6th Street viewshed, K Street viewshed, and an unnamed reservation (Figure 3.3-8).

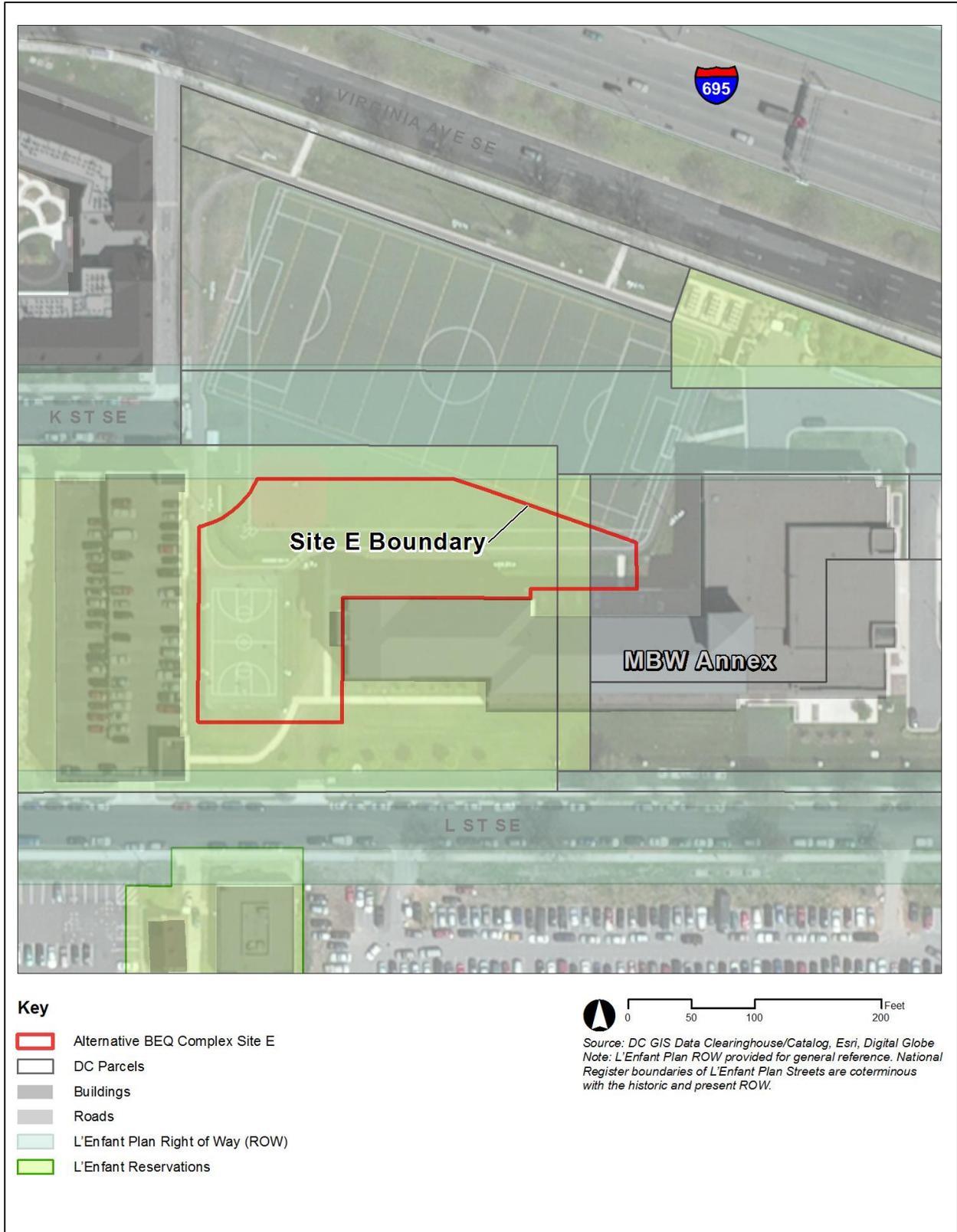


Figure 3.3-8. Historic Properties at BEQ Complex Alternative Site E

Saint Paul AUMP Church

The Saint Paul AUMP Church is located at the southeast corner of 4th and I Streets SE (see Figure 3.3-2). It is a brick, vernacular (i.e., architecture based on local needs and construction materials, and reflecting local traditions) based Gothic Revival religious building, featuring pointed-arch window openings, crenellated battlements, and a corner tower. The church was built in 1924 and designed by R. C. Archer, Jr., who was the second licensed African American architect in Washington, DC. The congregation is the only church in DC that evolved from the oldest incorporated, independent African denomination in the U.S. (FHWA and DDOT 2014). It is because of this historical connection and because it is a representative example of a vernacular Gothic Revival religious building designed by an African American architect that the Saint Paul AUMP Church is listed in the NRHP and the DC Inventory of Historic Sites.

Virginia Avenue Tunnel

The Virginia Avenue Tunnel is a single-track, 4,000-foot-long, railroad tunnel with stone portals and retaining walls. The Baltimore and Potomac Railroad built the tunnel in 1872; the tunnel was later extended in 1904. The Virginia Avenue Tunnel was determined eligible for inclusion in the NRHP for its historical significance in providing important railroad access to DC and for its engineering merit (FHWA and DDOT 2014). The historic property boundary of the tunnel extends between 2nd and 11th Streets SE (see Figure 3.3-2). It should be noted that while the section of the tunnel between 7th and 11th Streets SE is within the boundaries of the Capitol Hill Historic District, the NRHP nomination forms for the historic district and its subsequent boundary increase do not identify the Virginia Avenue Tunnel.

3.3.3.2 Archaeological Resources

For archaeological resources, potential effects would be limited to only those areas within the APE where ground disturbance would occur. These areas include the MBW properties (MBW Main Post, Annex, and Building 20) and the alternative BEQ Complex sites (Sites A – Alternative 1, B – Alternative 2, C – Alternative 3, D – Alternative 4, and E – Alternative 5).

Main Post

Much of the compound has low to no potential to contain intact archaeological resources due to previous disturbance by construction of the initial Main Post in the early-19th century and the subsequent redesign in the early-20th century. A Phase I archaeological survey conducted in 1999 in two relatively undisturbed portions of the Installation, the Parade Ground and the west yard of the Commandant's House, did not identify any archaeological resources (MBW 1999). However, two brick cisterns, probably from the early-20th century, were uncovered in February 2001 while excavating a trench in an area in front of Quarters 1 and 2. This area had not been tested during the 1999 Phase I survey of the Marine Barracks because it was next to a conduit box and a concrete sidewalk. The cisterns (no site number) were photographed and preserved in place (Thunderbird Archeological Associates 2001). The area in front of the other officer's quarters on base is considered to have moderate archaeological sensitivity.

One other historic period archaeological resource has been identified at the Main Post. The Fireplace Midden Deposit (51SE068) represents a minor midden deposit associated with the use of an earlier (pre-

1930) fireplace in the basement of the Commandant's House. The deposit was uncovered during renovation work at the house in 2011. Although the overall integrity of the deposit could not be determined, physical evidence clearly indicated that part of the deposit had been disturbed (MBW 2013).

Portions of both the Main Post and the Commandant's Garden have a moderate to low potential for containing intact archaeological resources. Along the eastern or southern sides of the Main Post, documentary evidence identified during the background research for the 1999 Phase I survey revealed the possible location of a 19th century cemetery, and the eastern and southern portions of the Commandant's Garden may retain features associated with the occupation of the house below fill (MBW 2013).

MBW Building 20

No professional archaeological surveys have been conducted on the Building 20 parcel. The parcel has low to no potential for archaeological resources due to the highly disturbed nature of the property by past construction activities on and adjacent to the parcel (MBW 2013).

Replacement BEQ Complex Site A (Alternative 1)

An assessment of the archaeological potential of Squares 929 and 930, which comprise replacement BEQ Complex Site A, was completed for cultural resource studies associated with the proposed improvements of the 11th Street Bridges across the Anacostia River. Through background research, review of historical maps, and a field review, the assessment concluded that Squares 929 and 930 have a high potential for intact archaeological deposits because the historic buildings and associated rear yards survive, and open space where buildings may have been removed but foundations may remain undisturbed by modern development is present (FHWA and DDOT 2007).

Replacement BEQ Complex Site B (Alternative 2)

No professional archaeological surveys have been conducted on replacement BEQ Complex Site B. Previous archaeological surveys of areas adjacent to the site indicate a high potential for archaeological resources that may be buried under fill deposits (Troccoli and Reid 2010). Historical maps show buildings have been present on the site since at least the mid-19th century. Similarly, the assessment of archaeological potential that was completed for the proposed 11th Street Bridges improvements concluded that Square 976, which corresponds to Site B, has a high archaeological potential because open space is present (FHWA and DDOT 2007). However, the southeast corner of the site has no archaeological potential due to modern disturbance associated with the Exxon gas station previously located here.

Replacement BEQ Complex Site C (Alternative 3)

The northern portion of replacement BEQ Complex Site C was included in the survey area of a 1980 Phase I archaeological investigation for the proposed construction of a new vehicle and pedestrian access gate to WNY at Isaac Hull Avenue and M Street SE. Soil borings and systematic shovel testing were conducted here. The borings identified 16 feet of historic fill resting upon a buried marsh. Shovel testing just to the east of Site C identified wall foundations of the ca. 1872 Building 8 (Site H25) and a

few artifacts. Consequently, construction plans were altered and the site covered with fill (Naval District Washington 2004). No archaeological resources were identified in the portion of the Phase I survey that covered the northern one-third of Site C.

A land reclamation map of the WNY indicates the eastern half of Site C is composed of historic period fill most likely deposited between 1800 and 1842, and the western half comprises fill deposited between 1858 and 1883 (Naval District Washington 2004). Because this land area did not exist prior to the 19th century, there is low potential for prehistoric resources or for historic resources associated with early historic periods.

A 1903 map shows the location of three buildings on Site C and a number of railroad tracks (Baist 1903). The northernmost building was located within the area tested during the 1980 survey and no resources were discovered. The second building is labeled Laboratory and was located across Isaac Hull Avenue from current Buildings 104, 105, and 112. The third was a small, square building located south of the Laboratory. Four sets of railroad tracks ran through Site C, connecting the main line to the buildings located on the east side of Isaac Hull Avenue. By 1913, the configuration of buildings and train tracks had been altered (Baist 1915). Warrington Avenue was extended west across the north end of Isaac Hull Avenue and on the south end, Tingey Street SE was also extended to the west. The Laboratory building and the small building south of it had been replaced by three buildings constructed perpendicular to Isaac Hull Avenue. The railroad tracks were still present, but had been rerouted on the west end to connect south into the main line as opposed to previously connecting to the north. A new rail line ran to the center of the three buildings.

A 1949 aerial photo of the area shows the presence of the three buildings on the west side of Isaac Hull Avenue; however, the center building appears to have been expanded (Google Inc. 2012). The rest of the lot appears to have been paved or disturbed. No railroad spurs are visible at this time. By 1988, the three buildings had been demolished and the current pump house (Building 199) had been erected. The rest of the site had been paved over for parking. Warrington Avenue through Site C was demolished and now terminated at the parking lot.

Because the ground surface at Site C did not exist until the 19th century, there is low potential for prehistoric or early historic resources there. Although the 1903 map shows buildings located on the site that were likely constructed in the 19th century, their subsequent demolition and the construction of new buildings over them likely destroyed any remains. Buildings shown on the 1915 map are visible on the 1949 aerial photo and were demolished sometime between then and 1988, after which the lot was paved for parking. Although there could be foundation remnants of these buildings, it is unlikely that archaeological survey of such foundation remnants would reveal any significant information on the construction or use of these buildings that could not be provided from documentary evidence.

Replacement BEQ Complex Site D (Alternative 4)

No professional archaeological surveys have been conducted on replacement BEQ Complex Site D. According to the land reclamation map of WNY, Site D is not in an area that was filled and, given that disturbance appears to have been restricted to the upper ground surface (currently parking lots and tennis/basketball courts), the degree of historic disturbance may not be extensive. Because Site D is

located within the area of purported original land surface, the possibility exists for the presence of prehistoric and early historic sites (Naval District Washington 2004).

Replacement BEQ Complex Site E (Alternative 5)

The MBW Annex site includes the structural remains of the original Eastern Market, a public market for the Federal City that was built in 1806 and operated into the early 1870s. The Original Eastern Market archaeological site (51SE043), which includes brick floors and granite foundations, was identified during archaeological surveys completed in 2000 (MBW 2000a, 2000b). The site is eligible for inclusion in the NRHP for its potential to contribute to our understanding of the early development of the market system in DC and the Mid-Atlantic Tidewater region (MBW 2000b). Thorough documentation and analysis of the site was conducted in 2001 and 2002 as part of the Phase III data recovery to mitigate unavoidable adverse effects to the NRHP-eligible site prior to construction of the MBW Annex (MBW 2004). Remains of the original Eastern Market extending well below the ground surface may still be present; however, following the data recovery, the DC HPO concurred with the Phase III report's conclusion that the site has no additional research potential (MBW 2013).

~~3.4 — SOCIOECONOMICS, ENVIRONMENTAL JUSTICE, AND PROTECTION OF CHILDREN~~

~~3.4.1 — Definition of Resource~~

~~Socioeconomics is an evaluation of the economic and social attributes and resources of the human environment; this section focusses particularly on the population and economic activity employment and income within the defined study area. Economic activity generally encompasses regional employment, personal income, and local government revenues and expenditures. The CEQ regulations implementing NEPA state that when economic or social effects and natural or physical environmental effects are interrelated, the EIS will discuss these effects on the human environment (40 CFR 1508.14). The CEQ regulations further state that the "human environment shall be interpreted comprehensively to include the natural and physical environment and the relationship of people with that environment." Therefore, the socioeconomic analysis evaluates how elements of the human environment such as population, employment, housing, and public services might be affected by the Proposed Action.~~

~~The study area for socioeconomic impacts is two-fold. The regional study area includes Washington DC; Fairfax County, Virginia; Arlington County, Virginia; and Prince George's County, Maryland. The focused study area is where the Proposed Action would occur, and includes DC Ward 6, two neighborhood clusters, and the four U.S. Census Bureau (USCB) census tracts in the vicinity of the MBW properties and alternative replacement BEQ Complex sites (Figure 3.4-1).~~

~~The primary focus of the socioeconomic analysis in this EIS is on the economic effects of implementing the major renovation and construction projects. As noted in Section 1.1, the Proposed Action does not include any changes to the MBW mission or staffing levels. Therefore, long-term changes to population and demographic trends or long-term employment and income are not further evaluated.~~

~~Alternative. With the application of management measures described above for Alternative 1², impact to traffic would not be significant under Alternative 5.~~

~~4.2.6 No Action Alternative~~

~~The traffic impacts of the No Action Alternative are summarized above in Table 4.2-1. The No Action Alternative would involve minimal changes to pedestrian and bicycle accessibility and transit service, as compared to existing conditions. However, increases in traffic from planned or approved infrastructure, development, and proposed parking removal would result in an adverse effect to traffic. Although the planned improvements to 8th Street SE intersections with the I 695 on ramp and Virginia Avenue SE would improve delay and LOS at both intersections, compared to existing conditions, the other intersections would experience an increase in delay.~~

4.3 CULTURAL RESOURCES

The methodology for identifying, evaluating, and mitigating impacts to cultural resources has been established through federal laws and regulations, including the NHPA and ARPA. Because there are no known properties of traditional, religious, or cultural significance to Native American tribes, no sacred sites, and no human remains that would be affected by the Proposed Action, the analysis of impacts will focus on historic properties.

The effects of the Proposed Action on historic properties located in the APE were evaluated by applying the criteria of adverse effect, which are codified in 36 CFR 800.5. These criteria specify that potential adverse effects from a proposed action can include demolition or physical damage to all or part of a property, alteration of a property that is not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68), changes to the character of the property's use or of physical features within its setting that contribute to its historic significance, or introduction of visual or audible elements that diminish the integrity of the property's significant features.

Effects were evaluated in terms of impacts on any one of seven aspects of integrity of a historic property: location, workmanship, design, materials, setting, feeling, and association. Effects to a historic property can vary depending upon the type of property (district, building, structure, site, or object), and the criteria for which the historic property is eligible (National Register Criteria for Evaluation, 36 CFR 60.4). Impacts that negatively affect the characteristics of a historic property that qualify it for inclusion in, or eligibility for, the NRHP are considered to have an adverse effect. Impacts that do not adversely affect the characteristics of a historic property that qualify it for the NRHP are considered to have no adverse effect. If the proposed project adversely affects an identified historic property, further consultation with the state HPO is required to avoid or minimize the adverse effect. The threshold for significant impacts for cultural resources includes any disturbance that cannot be mitigated and affects the integrity of a historic property. The emphasis of the analysis is on direct effects.

²Because Alternative 5 would provide parking within the existing Building 20 parking structure, the management measure related to queuing and storage at garage access driveways is not applicable to this alternative.

There would be no effect on architectural or archaeological resources from operations under the Proposed Action. This is because there would be no increases or decreases in staffing levels and no changes in training, and there would be a continuance of existing procedures and operations. The following impact analysis, therefore, focuses on construction impacts for each alternative.

4.3.1 Alternative 1

4.3.1.1 Architectural Resources

Replacement BEQ Complex. Alternative 1 implementation would involve demolishing 14 contributing buildings in the Capitol Hill Historic District. In addition, Alternative 1 would include the removal of street trees, which would diminish the district's historic integrity. Therefore, the demolition of contributing buildings and the changes to the streetscape would have an adverse effect to the Capitol Hill Historic District.

Under Alternative 1, direct impacts from the replacement BEQ Complex project would also have an adverse effect to the L'Enfant Plan. Both L Street SE and Virginia Avenue Park are contributing features of the L'Enfant Plan, as is the vista along L Street to Virginia Avenue Park. The closure of L Street between 8th and 9th Streets SE for the replacement BEQ Complex would permanently alter this portion of the city plan. The vista along L Street SE to and from Virginia Avenue Park would be blocked by the replacement BEQ Complex. In addition, the conversion of two squares of 2- to 4-story brick residential and commercial buildings to a 5-story building spanning both squares would negatively impact the setting of Virginia Avenue Park by changing the character of the physical features within its setting that contribute to its historic significance.

The historic integrity of six historic properties in the APE would be adversely affected due to visual impacts of the replacement BEQ Complex (see Figure 2.4-2). Site A is directly across from the north boundary (M Street SE) of the WNY NHL and the NRHP-listed historic district and the individually listed WNY Main Gate, Quarters A, and Quarters B. It is also directly across from the east boundary of the NRHP-listed Washington and Georgetown Railroad Car House at 8th Street SE. Several contributing buildings in the Capitol Hill Historic District also are adjacent to the west and southeast of Site A. The new 5-story replacement BEQ Complex would be highly visible from these properties, and would change historically-significant views to and from the properties along 8th Street SE. The integrity of setting of these historic properties would be diminished, as the physical features and visual character would be altered by erecting a 5-story building in place of rows of 2- and 3-story brick residential and commercial buildings. Therefore, implementing Alternative 1 would have an adverse effect to the WNY, WNY Main Gate, Quarters A, Quarters B, Washington and Georgetown Railroad Car House, and Capitol Hill Historic District.

The Virginia Avenue Tunnel is adjacent to the north side of Site A. Only its east and west portals at 11th Street SE and 2nd Street SE, respectively, are visible at street level. The property's integrity of setting does not contribute to its significance, so any changes to the visual character or physical features within its setting from constructing the replacement BEQ Complex at Site A would not diminish the tunnel's historic or architectural significance. Therefore, Alternative 1 would have no adverse effect to the Virginia Avenue Tunnel.

The south side of the U.S. Marine Corps Barracks and Commandant's House NHL and NRHP historic district is approximately 500 feet north of Site A. The Commandant's House, situated at the north end of the Main Post, is farther removed from Site A. The Main Post buildings enclose the district and are oriented to the interior of the post. In addition, views from the Main Post south to Site A would be obscured by Building 20 and the elevated Southeast Freeway, which are situated between the post and Site A. Implementation of Alternative 1, therefore, would have no adverse effect to the U.S. Marine Corps Barracks and Commandant's House, as there would be no substantial changes to the visual character or physical features within its current setting.

Under Alternative 1, the replacement BEQ Complex would have no effect to the other aboveground historic properties in the APE. The WNY Commandant's Office is more than 1,100 feet south of Site A and is surrounded by very large industrial buildings, which would obscure views from the property to the replacement BEQ Complex. The St. Paul AUMP Church, Christ Church, and Old Naval Hospital are 1,400 feet or more from Site A. At this distance, the replacement BEQ Complex is unlikely to be visible despite its taller height. Surrounding buildings and mature trees would also screen the project from view. The Southeast Freeway would further obscure views of the project from Christ Church and the Old Naval Hospital.

MBW Main Post Renovation Projects. The Main Post renovation projects include interior renovation of Building 7. Building 7 is a contributing resource to the U.S. Marine Corps Barracks and Commandant's House NHL and NRHP historic district. The MBW ICRMP indicates Building 7 has been altered over time and serves as a support building (MBW 2013). Existing non-load bearing interior partitions are not original to Building 7 and as such, any changes to them would not affect the integrity of design, materials, or workmanship of the building. Windows and doors being replaced for AT/FP requirements would approximate the size and appearance of the historic originals in accordance with the Secretary of the Interior's Standards for Rehabilitation (codified at 36 CFR 67). No existing interior finishes or light fixtures are original to Building 7, so their replacement does not affect its historic integrity. Likewise, none of the existing building infrastructure systems are original or early to Building 7. Installing fire detection and suppression systems and plumbing would be designed so as not to damage or obscure historic features. The Marine Corps would follow to the maximum extent practicable the Secretary of the Interior's Standards for Rehabilitation for the design and construction of an at-grade, ABA compliant access. The interior renovations in Building 7, therefore, would not diminish the building's integrity or that of the Main Post. Therefore, there would be no adverse effects to these historic properties resulting from Building 7 interior renovations.

The contributing buildings and features of the MBW Main Post are also contributing resources to the Capitol Hill Historic District. All actions under the Main Post renovation projects involve interior components and spaces in Building 7 or otherwise face the interior of the Main Post (i.e., construction of an at-grade, ABA compliant access to Building 7). Therefore, the Main Post renovation projects would have no adverse effect to the Capitol Hill Historic District. No other historic properties in the APE would be adversely affected by the Main Post renovation projects.

Projects to Foster MBW Integration with the Community. The improvements to the MBW Annex gate would have no adverse effect on historic properties. The gate improvements would be scaled to the

neighborhood character, enhancing the exterior aesthetics of the MBW Annex perimeter within the viewsheds of 7th Street SE, a contributing element of the L'Enfant Plan, the Capitol Hill Historic District, and the Washington and Georgetown Railroad Car House. Improvements to exterior aesthetics of the portion of Building 7 facing 9th Street SE would be designed to be consistent with the historic characteristics of the U.S. Marine Corps Barracks and Commandant's House NHL and NRHP historic district. The changes would be subtle, and would improve the otherwise utilitarian appearance to the historic residences in the Capitol Hill Historic District that face the east façade of the building. Therefore, the projects to foster MBW integration with the community would have no adverse effect to historic properties.

Other Longer-Term Projects Analyzed Programmatically. As outlined in the MBW ICRMP, the proposed reuse or redevelopment of Building 20 or the Building 20 site would require Section 106 review. Specifically, once a potential use for Building 20 or the Building 20 site has been determined, a survey and evaluation of Building 20 would be necessary to determine if it is eligible for listing in the NRHP. If the survey were to be completed prior to 2025, which is when Building 20 turns 50 years old, then the evaluation would need to analyze whether Building 20 achieves "exceptional significance" under the NRHP criteria consideration for properties less than 50 years in age. Because the MBW Main Post is listed in the NRHP and designated an NHL, the Building 20 site is within the Capitol Hill Historic District, and the Main Post and Building 20 site are situated within the L'Enfant Plan, the Marine Corps would assess the potential effects of the reuse or redevelopment of Building 20 or the Building 20 site to historic properties. The Marine Corps would consult with the DC HPO on its efforts to identify historic properties and its finding of effect. If any historic properties would be adversely affected by the reuse, suitable forms of mitigation will be developed in consultation with the DC HPO and other external stakeholders (MBW 2013).

A Section 106 review of potential future interior renovations of Building 9 would also be required. According to the MBW ICRMP, significant character-defining interior features in Building 9 include the concert hall and its lobby and staircase, and the staircase east of the concert hall and surroundings (MBW 2013). Once specific design plans for the renovations are developed, the Marine Corps would follow the procedures of the MBW ICRMP and consult with the DC HPO and the public on the potential effects of the proposed renovations. Initial consultation would include providing the DC HPO and the public a detailed work plan that fully describes the proposed renovations, identifies the historic architectural resources that may be affected, identifies the potential effects, and discusses the decision-making process that led to the proposed course of action. If any historic properties would be adversely affected by the proposed renovations, suitable forms of mitigation would be developed in consultation with the DC HPO and other external stakeholders (MBW 2013).

Summary of Impacts

In summary, Alternative 1 would have adverse effects to the Capitol Hill Historic District by demolishing contributing buildings and removing street trees, and to the L'Enfant Plan by closing L Street SE. Visual impacts from the replacement BEQ Complex also would result in adverse effects to several other historic properties in the APE. Both the Main Post renovation projects and the projects to foster MBW integration with the community would have no adverse effect to the U.S. Marine Corps Barracks and

Commandant's House or the Capitol Hill Historic District. Table 4.3-1 summarizes the effect of Alternative 1 to each of the aboveground historic properties in the APE. Because Alternative 1 would have an adverse effect to historic properties in the APE, the Marine Corps' overall finding of effect for Alternative 1 is "historic properties adversely affected."

In accordance with Section 106 of the NHPA and its own SOPs in the MBW ICRMP, the Marine Corps is consulting with the DC HPO, consulting parties, and the public concerning the effects to historic properties from each of the major actions proposed under Alternative 1. If Alternative 1 is selected as the preferred alternative, a Section 106 agreement document (Memorandum of Agreement or PA) will be developed between the Marine Corps, the DC HPO, the ACHP, and other consulting parties to resolve adverse effects from implementation of that alternative on historic properties. While there would be an adverse effect to historic properties under NHPA, there would be no significant impacts under NEPA because the agreement document will include stipulations to resolve adverse effects.

4.3.1.2 Archaeological Resources

Replacement BEQ Complex. An assessment of the archaeological potential of Site A was conducted in association with proposed 11th Street Bridges improvements, and concluded that this area has a high potential for intact historic archaeological deposits. The presence of extant historic buildings with rear yards and open spaces where buildings were formerly located indicates the potential for foundations and features related to historic buildings and activities. Should Alternative 1 be selected for the replacement BEQ Complex, the agreement document will include a stipulation to conduct archaeological monitoring of Site A during construction in compliance with Section 106 of the NHPA. Should archaeological deposits be identified, the Marine Corps would follow the SOP for inadvertent discovery included in the agreement document for this undertaking.

Main Post Renovation Projects. Proposed interior renovations of Building 7 would involve ground disturbance during the construction of an at-grade ABA compliant access. The majority of the area surrounding Building 7 is considered to have low to no potential for archaeological resources; however, small areas of moderate potential exist near the building. Should it be determined that the ABA compliant access site is located in an area of moderate sensitivity, archaeological monitoring would be conducted to determine the presence of archaeological sites in compliance with Section 106. If they are determined to be located in areas of low to no potential, no additional work would be recommended, and improvements would not affect any NRHP-eligible archaeological sites. The Marine Corps would consult with the DC HPO to gain concurrence with the no effect finding.

Projects to Foster MBW Integration with the Community. The MBW Annex parcel had been entirely surveyed for archaeological resources prior to the construction of the MBW Annex, resulting in the discovery of the original Eastern Market site. The site was mitigated and determined to have no additional research potential. No potential for additional archaeological resources exists, and no additional work is recommended for the MBW Annex. Therefore, the minor improvements to the MBW

Table 4.3-1. Summary of Potential Effects to Historic Properties by Alternative

Property Name	Historic Status (Date Listed)	Effect				
		Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
U.S. Marine Corps Barracks and Commandant's House	NHL (5/11/76)	No adverse effect	No adverse effect	No effect	No effect	No adverse effect
	NRHP (12/27/72) DC Inventory (11/8/64)	No adverse effect	No adverse effect	No effect	No effect	No adverse effect
Marine Corps Commandant's House	NRHP (12/27/72)	No adverse effect	No adverse effect	No effect	No effect	No adverse effect
	DC Inventory (11/8/64)	No adverse effect	No adverse effect	No effect	No effect	No adverse effect
Capitol Hill Historic District	NRHP (8/27/76); boundary increase	Adverse effect	Adverse effect	No adverse effect	No adverse effect	No adverse effect
	7/3/03 DC Inventory (6/19/73); boundary increase 4/21/02	Adverse effect	Adverse effect	No adverse effect	No adverse effect	No adverse effect
L'Enfant Plan	NRHP (4/24/97)	Adverse effect	Adverse effect	No adverse effect	No adverse effect	Adverse effect
	DC Inventory (1/19/71); boundary increase 1/23/97	Adverse effect	Adverse effect	No adverse effect	No adverse effect	Adverse effect
WNY	NHL (5/11/76)	Adverse effect	Adverse effect	No adverse effect	Adverse effect (WNY East Extension)	No adverse effect
	NRHP (6/19/73); boundary increase 1/3/08 DC Inventory (11/8/64); 1st boundary increase 2/28/08; 2nd boundary increase post-2008	Adverse effect	Adverse effect	No adverse effect	No adverse effect	No adverse effect
Main Gate, WNY	NRHP (8/14/73)	Adverse effect	Adverse effect	No adverse effect	No adverse effect	No effect
	DC Inventory (11/8/64)	Adverse effect	Adverse effect	No adverse effect	No adverse effect	No effect
Quarters A, WNY	NRHP (8/14/73)	Adverse effect	Adverse effect	No adverse effect	No adverse effect	No effect
	DC Inventory (11/8/64)	Adverse effect	Adverse effect	No adverse effect	No adverse effect	No effect
Quarters B, WNY	NRHP (8/14/73)	Adverse effect	No adverse effect	No adverse effect	No adverse effect	No effect
	DC Inventory (11/8/64)	Adverse effect	No adverse effect	No adverse effect	No adverse effect	No effect
Commandant's Office, WNY	NRHP (8/14/73)	No effect	No effect	No effect	No effect	No effect
	DC Inventory (11/8/64)	No effect	No effect	No effect	No effect	No effect
Christ Church, Washington Parish	NRHP (5/25/69)	No effect	No effect	No effect	No effect	No effect
	DC Inventory (11/8/64)	No effect	No effect	No effect	No effect	No effect
Old Naval Hospital	NRHP (5/3/74)	No effect	No effect	No effect	No effect	No effect
	DC Inventory (11/8/64)	No effect	No effect	No effect	No effect	No effect
Washington and Georgetown Railroad Car House (Navy Yard Car Barn)	NRHP (11/14/06)	Adverse effect	Adverse effect	No adverse effect	No adverse effect	No adverse effect
	DC Inventory (3/23/06)	Adverse effect	Adverse effect	No adverse effect	No adverse effect	No adverse effect

Table 4.3-1. Summary of Potential Effects to Historic Properties by Alternative

Property Name	Historic Status (Date Listed)	Effect				
		Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
Saint Paul AUMP Church	NRHP (7/28/11) DC Inventory (not recorded)	No effect	No effect	No effect	No effect	No effect
Virginia Avenue Tunnel	NRHP-eligible (unknown)	No adverse effect	No adverse effect	No effect	No effect	No adverse effect
Overall Section 106 Finding of Effect		Historic properties adversely affected	Historic properties adversely affected	No historic properties adversely affected	Historic properties adversely affected	Historic properties adversely affected
NEPA Finding of Impact		No significant impacts	No significant impacts	No significant impacts	No significant impacts	No significant impacts

Annex site would not affect any NRHP-eligible archaeological sites. The Marine Corps would consult with the DC HPO to gain concurrence with the no effect finding.

New landscaping and paved sidewalks may be planned in areas of the Main Post with moderate archaeological potential. Archaeological monitoring would be conducted in these areas, as ground disturbance associated with new landscape installation and new sidewalk construction has the potential to affect archaeological resources. All other proposed improvements to pedestrian amenities and other streetscape elements would not affect NRHP-eligible archaeological sites.

Other Longer-Term Projects Analyzed Programmatically. No professional archaeological surveys have been conducted on the Building 20 site. The site has low to no potential for archaeological resources due to the highly disturbed nature of the property by past construction activities, and no additional work is recommended for the Building 20 site. Therefore, future projects proposed for the Building 20 site are not likely to impact any NRHP-eligible archaeological sites. The Marine Corps would consult with the DC HPO to gain concurrence with the effects determination once plans for each of these projects have been determined.

Summary of Impacts

In summary, implementation of Alternative 1 has the potential to impact archaeological resources at the replacement BEQ Complex and the Main Post. Under the stipulations of the agreement document covering construction monitoring and inadvertent discovery, there would be no significant impacts to NRHP-listed or eligible archaeological resources under Alternative 1.

4.3.2 Alternative 2

4.3.2.1 Architectural Resources

Replacement BEQ Complex. Information available from the DC Inventory of Historic Sites indicates that none of the buildings at Site B have been evaluated for their individual eligibility for listing in the NRHP. If Alternative 2 is selected as the preferred alternative, a stipulation for the survey and evaluation of the buildings at Site B would be included in a Section 106 agreement document. The closure of L Street between 10th and 11th Streets SE to vehicular traffic under Alternative 2 would not adversely affect the L'Enfant Plan, as the ROW itself would remain the same and the open space above the street, which is included in the nominated area of the property, would be maintained.

The integrity of setting of several historic properties that surround Site B would be adversely affected by visual impacts of constructing the replacement BEQ Complex (see Figure 2.4-4). The Capitol Hill Historic District is directly west and north of Site B. Virginia Avenue Park, a contributing resource to the L'Enfant Plan, is north and northwest of the site. Directly south is the NRHP-eligible WNY East Extension, and to the southwest of Site B is the WNY NHL. The setting of these properties in the APE is characterized by dense, low-scale development on tree-lined grid streets, along with elevated portions of the Southeast Freeway (I-695). Although portions of the freeway are part of the setting of the historic properties, a 9-story replacement BEQ Complex at Site B would dominate the visual and physical context of this area. Although the historic character of the surrounding buildings would influence the BEQ Complex design, the size and scale of a 9-story building at the site would significantly alter the existing character of the

physical features in the immediate area. Viewsheds also would be negatively affected by the removal of street trees. Collectively, these changes would diminish the historic integrity of the historic properties. Implementing Alternative 2, therefore, would have an adverse effect to the visual integrity of the Capitol Hill Historic District, L'Enfant Plan, WNY NHL, and WNY East Extension.

Visual impacts from a 9-story BEQ Complex at Site B would also adversely affect the integrity of setting of three additional historic properties in the APE: WNY Main Gate, Quarters A, and the Washington and Georgetown Railroad Car House. These properties are located west of Site B, on M Street SE. The Main Gate and Quarters A are on the south side of M Street, approximately 610 feet and 550 feet, respectively, from Site B, and the Washington and Georgetown Railroad Car House is on the north side of M Street SE, approximately 730 feet from Site B. The Main Gate and Car House are oriented toward 8th and M Streets SE, but Quarters A is oriented south to the interior of the WNY. Nonetheless, Quarters A is a visually prominent feature along M Street SE and its setting extends beyond the perimeter wall of the WNY. The view east on M Street SE from these three properties includes the open space of a small L'Enfant Plan reservation at 9th and M Streets SE, low-scale (2-story) brick buildings, and a 4-story brick industrial building rising above the brick wall enclosing the WNY opposite of Site B. A 9-story replacement BEQ Complex at Site B would be highly visible from these properties, and would change historically-significant views to and from the properties along M Street SE. Although the historic properties are more than 500 feet from Site B, the elevation gradually rises to the east, which may visually accentuate the height of the BEQ. The addition of a 9-story building in an area dominated by 2- to 4-story buildings would diminish the integrity of setting of these historic properties. Therefore, Alternative 2 would have an adverse effect to the Main Gate, Quarters A, and the Washington and Georgetown Railroad Car House.

Quarters B is set back approximately 175 feet from M Street SE and is oriented west to the interior of the WNY. Historically significant views from the property are thus to the west, and not northeast towards Site B. Nonetheless, the setback distance of Quarters B from M Street SE, combined with surrounding WNY buildings and structures, would effectively obscure views from the building to Site B. Implementing Alternative 2, therefore, would have no adverse effect to Quarters B, as there would be no substantial changes to the visual character or physical features within its current setting.

The Virginia Avenue Tunnel is approximately 150 feet north of Site B. Only its east and west portals at 11th Street SE and 2nd Street SE, respectively, are visible at street level. The property's integrity of setting does not contribute to its significance, so any changes to the visual character or physical features within its setting from the replacement BEQ Complex at Site B would not diminish its historic or architectural significance. Therefore, Alternative 2 would have no adverse effect to the Virginia Avenue Tunnel.

The south side of the U.S. Marine Corps Barracks and Commandant's House historic district is approximately 1,000 feet northwest of Site B. The Commandant's House, situated at the north end of the Main Post, is farther removed from Site B. The Main Post buildings enclose the district and are oriented to the interior of the post. In addition, views from the Main Post south to Site B would be obscured by Building 20 and the Southeast Freeway, which are situated between the post and Site B. Implementing Alternative 2, therefore, would have no adverse effect to the U.S. Marine Corps Barracks

and Commandant's House, as there would be no substantial changes to the visual character or physical features within its current setting.

Under Alternative 2, the replacement BEQ Complex would have no effect to the other aboveground historic properties in the APE. The WNY Commandant's Office is more than 1,300 feet southwest of Site B and is surrounded by very large industrial buildings, which would obscure views from the property to the replacement BEQ Complex. The St. Paul AUMP Church, Christ Church, and Old Naval Hospital are 2,100 feet or more from Site B. At this distance, the replacement BEQ Complex is unlikely to be visible despite its taller height. Surrounding buildings and mature trees would also screen the project from view. The Southeast Freeway would further obscure views of the project from Christ Church and the Old Naval Hospital.

Main Post Renovation Projects. For Alternative 2, the effects to historic properties from interior renovations of Building 7 at the Main Post would be the same as those described under Alternative 1. There would be no adverse effect to the Capitol Hill Historic District. No other historic properties in the APE would be adversely affected by the Main Post renovation projects.

Projects to Foster MBW Integration with the Community. Effects to historic properties from projects to foster MBW integration with the community under Alternative 2 would be the same as those described for Alternative 1. There would be no adverse effect to the U.S. Marine Corps Barracks and Commandant's House NHL and NRHP historic district or the Capitol Hill Historic District.

Other Longer-Term Projects Analyzed Programmatically. Potential effects to historic properties from the proposed reuse or redevelopment of Building 20 or the Building 20 site and interior renovations of Building 9 would be the same as those described under Alternative 1.

Summary of Impacts

In summary, Alternative 2 visual impacts from the replacement BEQ Complex at Site B would have an adverse effect to several historic properties in the APE. Both the Main Post renovation projects and the projects to foster MBW integration with the community would have no adverse effect on historic properties. The effect of Alternative 2 to each of the aboveground historic properties in the APE is summarized in Table 4.3-1. Because Alternative 2 would have an adverse effect to historic properties in the APE, the Marine Corps' overall finding of effect for Alternative 2 is "historic properties adversely affected."

In accordance with Section 106 of the NHPA and its own SOPs in the MBW ICRMP, the Marine Corps is consulting with the DC HPO, consulting parties, and the public concerning the effects to historic properties from each of the major actions proposed under Alternative 2. If Alternative 2 is selected as the preferred alternative, a Section 106 agreement document (Memorandum of Agreement or PA) will be developed between the Marine Corps, the DC HPO, the ACHP, and other consulting parties to resolve adverse effects from implementation of that alternative on historic properties. While there would be an adverse effect to historic properties under NHPA, there would be no significant impacts under NEPA because the agreement document will include stipulations to resolve adverse effects.

4.3.2.2 Archaeological Resources

Replacement BEQ Complex. No previous archaeological surveys have been completed at Site B; however, studies conducted on adjacent properties indicate a high potential for historic archaeological deposits in the northern and southwestern portions of the site. The southeastern corner has no potential due to disturbances associated with a former gas station that was located there. Should Alternative 2 be chosen, the agreement document will include a stipulation to conduct archaeological monitoring of Site B during construction in compliance with Section 106. Should archaeological deposits be identified, the Marine Corps would follow the SOP for inadvertent discovery included in the agreement document for this undertaking.

Main Post Renovation Projects. Should it be determined that the ABA compliant access site is located in an area of moderate archaeological sensitivity, archaeological monitoring would be conducted as stipulated in the agreement document. Otherwise, the Main Post renovation projects would not affect any NRHP-eligible archaeological sites. The Marine Corps would consult with the DC HPO to gain concurrence with the no effect finding.

Projects to Foster MBW Integration with the Community. Impacts to archaeological resources from projects to foster MBW integration with the community under Alternative 2 would be the same as those described under Alternative 1. The Marine Corps would consult with the DC HPO to gain concurrence with the no effect finding.

Other Longer-Term Projects Analyzed Programmatically. Impacts to archaeological resources from the proposed reuse or redevelopment of Building 20 or the Building 20 site would be the same as described under Alternative 1. Future projects proposed for the Building 20 site are not likely to impact any NRHP-eligible archaeological sites. The Marine Corps would consult with the DC HPO to gain concurrence with the effects determination once plans for each of these projects have been determined.

Summary of Impacts

In summary, implementation of Alternative 2 has the potential to impact archaeological resources at the replacement BEQ Complex and the Main Post. Under the stipulations of the agreement document covering construction monitoring and inadvertent discovery, there would be no significant impacts to NRHP-listed or eligible archaeological resources under Alternative 2.

4.3.3 Alternative 3

4.3.3.1 Architectural Resources

Replacement BEQ Complex. Alternative 3 is located within the boundary of the NRHP-listed WNY historic district, adjacent to the WNY NHL, and in proximity to the WNY Main Gate, Quarters A, and Quarters B. Implementing Alternative 3 would involve demolishing a pump house, substation, and parking lot, all of which are non-contributing elements to the WNY. Removal of these small, minor support facilities would not adversely affect the integrity of the WNY historic district.

As stated previously in Section 2.4.2, GSA has an agreement in place to sell the development rights of up to 42 of the 55-acre SEFC site to Forest City for mixed-use development. The GSA's primary goal of the transfer was to enhance the value of the SEFC to the U.S. while preserving the qualities that make the

portion of the WNY historic district that falls within the SEFC eligible for inclusion in the NRHP. Accordingly, in 2007, the GSA, ACHP, and DC HPO executed a PA to govern the transfer by sale and/or ground lease of 42 acres of the SEFC out of federal ownership to Forest City. Site C is within the 42 acres covered by the terms of the PA. The transferred land included a Historic Covenant, and the PA includes stipulations requiring the development to be carried out in accordance with Historic Preservation Design Guidelines and undertaken in consultation with the DC HPO, ACHP, and consulting parties to the PA. The Historic Preservation Design Guidelines were developed specific to the SEFC site, and are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68). The guidelines stipulate that new construction "respond to contemporary residential and commercial needs and building codes, and...be compatible with an aesthetic associated with both late 19th- and 20th-century industrial [heritage]" of the site.

Developing a replacement BEQ Complex under Alternative 3 would require the Marine Corps to adhere to the terms of the Historic Covenant (for the transfer of 2.1 acres of land) and the stipulations of the PA. A replacement BEQ Complex at Site C, therefore, would have to follow the Historic Preservation Design Guidelines for new construction at the SEFC. In addition, the PA stipulates two design submissions would be reviewed by the DC HPO, ACHP, and consulting parties to ensure the exterior design intent of individual development projects conform with the Historic Preservation Design Guidelines (and other relevant documents to the PA). With these measures in place, implementing Alternative 3 would have no adverse effect to the WNY NHL or NRHP-listed historic district, or the individually listed Main Gate, Quarters A, and Quarters B.

Under Alternative 3, the replacement BEQ Complex would have no adverse effect to the L'Enfant Plan. A replacement BEQ Complex at Site C would not alter the ROW of M Street SE, and the open space above the street, which is included in the nominated area of the property, would be maintained.

Alternative 3 has the potential to visually impact the Washington and Georgetown Railroad Car House and the Capitol Hill Historic District (see Figure 2.4-7). The Car House, at the southwest corner of the Capitol Hill Historic District, is more than 550 feet east of Site C. The building occupies the block on the north side of M Street between 7th and 8th Streets SE; its primary façades face 8th Street and M Street. The view from the Car House and other properties within the southern extent of the Capitol Hill Historic District to Site C includes several 2- and 3-story brick buildings within the WNY, on the south side of M Street. The elevation of M Street gradually decreases from 7th Street to the west. With the downhill slope of the street combined with the more than 550-foot distance of the car house and Capitol Hill Historic District from Site C, the height of an 8-story BEQ Complex would appear on the streetscape to be shorter than it actually is. In addition, the design of the replacement BEQ Complex at Site C would follow the Historic Preservation Design Guidelines, so the exterior would be compatible with the existing architectural context of the WNY. Therefore, no adverse effect to the Washington and Georgetown Railroad Car House or the Capitol Hill Historic District is anticipated from implementing Alternative 3, as there would be no substantial changes to historically significant views or physical features within their current setting.

Under Alternative 3, the replacement BEQ Complex would have no effect to the other aboveground historic properties in the APE. The WNY Commandant's Office is more than 1,000 feet southeast of Site

C and is surrounded by very large industrial buildings, which would obscure views from the property to the replacement BEQ Complex. Located beneath Virginia Avenue, the Virginia Avenue Tunnel is approximately 900 feet north of Site C. As described previously, changes to the visual character or physical features within its setting would not diminish its historic or architectural significance. St. Paul AUMP Church is approximately 1,100 feet northwest of Site C and surrounded by buildings. The distance and surrounding development would effectively screen the replacement BEQ Complex from view despite its taller height. The U.S. Marine Corps Barracks and Commandant's House, Christ Church, and Old Naval Hospital are 1,400 feet or more from Site C. At this distance, the replacement BEQ Complex is unlikely to be visible despite its taller height. Surrounding buildings, mature trees, and the Southeast Freeway would also screen the project from view.

Main Post Renovation Projects. Under Alternative 3, the effects to historic properties from the interior renovations of Building 7 at the Main Post would be the same as those described under Alternative 1. There would be no adverse effect to the Capitol Hill Historic District.

Projects to Foster MBW Integration with the Community. Effects to historic properties from projects to foster MBW integration with the community under Alternative 3 would be the same as those described under Alternative 1. There would be no adverse effect to the U.S. Marine Corps Barracks and Commandant's House NHL and NRHP historic district or the Capitol Hill Historic District.

Other Longer-Term Projects Analyzed Programmatically. Potential effects to historic properties from the proposed reuse or redevelopment of Building 20 or the Building 20 site and interior renovations of Building 9 would be the same as described under Alternative 1. The Marine Corps would consult with the DC HPO on its efforts to identify historic properties and its finding of effect. If any historic properties would be adversely affected by the reuse, suitable forms of mitigation will be developed in consultation with the DC HPO and other external stakeholders.

Summary of Impacts

In summary, under Alternative 3, the design for the replacement BEQ Complex would follow the Historic Preservation Design Guidelines contained in the PA for the transfer and mixed-used development of the SEFC. The Design Guidelines provide the means for avoiding, minimizing, or mitigating any adverse effects to historic properties caused by planned development by ensuring its compatibility with the SEFC's historic and architectural context. Both the Main Post renovation projects and the projects to foster MBW integration with the community would have no adverse effect to the U.S. Marine Corps Barracks and Commandant's House or the Capitol Hill Historic District. The effect of Alternative 3 to each of the aboveground historic properties in the APE is summarized in Table 4.3-1. The Marine Corps' overall finding of effect for Alternative 3 is "no historic properties adversely affected." Therefore, there would be no significant impacts to NRHP-listed or eligible architectural resources under Alternative 3.

In accordance with Section 106 of the NHPA and its own SOPs in the MBW ICRMP, the Marine Corps is consulting with the DC HPO, consulting parties, and the public concerning the effects to historic properties from each of the major actions proposed under Alternative 3.

4.3.3.2 Archaeological Resources

Replacement BEQ Complex. The northern third of Site C was previously included in an archaeological survey and no resources were identified. The remaining two-thirds have not been surveyed; however, they are likely highly disturbed by construction and demolition projects. This site was formed by fill deposited over a marsh between 1800 and 1883 to support buildings, and thus would not contain any resources prior to that time. Potential for the discovery of intact 19th century archaeological resources is low due to the demolition of the earlier structures and construction of new buildings between 1903 and 1913. Subsequent demolition of these buildings occurred between 1949 and 1988, and the entire site has been paved for a parking lot. Because the buildings erected after 1903 remained on the site through the mid- to late-20th century, adequate information on the uses of these buildings should exist in the archival record. Should Alternative 3 be selected for the replacement BEQ Complex, no additional archaeological survey is likely to be necessary due to the disturbed nature of the area; therefore, the replacement BEQ Complex is not likely to impact any NRHP-eligible archaeological sites. The Marine Corps would consult with the DC HPO to gain concurrence with the no effect finding.

Main Post Renovation Projects. Should it be determined that the ABA compliant access site is located in an area of moderate archaeological sensitivity, archaeological monitoring would be conducted as stipulated in the 106 agreement document. Otherwise, the Main Post renovation projects would not affect any NRHP-eligible archaeological sites. The Marine Corps would consult with the DC HPO to gain concurrence with the no effect finding.

Projects to Foster MBW Integration with the Community. Impacts to archaeological resources from projects to foster MBW integration with the community under Alternative 3 would be the same as those described under Alternative 1. The Marine Corps would consult with the DC HPO to gain concurrence with the no effect finding.

Other Longer-Term Projects Analyzed Programmatically. Alternative 3 impacts to archaeological resources from the proposed reuse or redevelopment of Building 20 or the Building 20 site would be the same as described under Alternative 1. Future projects proposed for the Building 20 site are not likely to impact any NRHP-eligible archaeological sites. The Marine Corps would consult with the DC HPO to gain concurrence with the effects determination once plans for each of these projects have been determined.

Summary of Impacts

In summary, implementation of Alternative 3 has the potential to impact archaeological resources at the Main Post. Under the stipulations of the agreement document, there would be no significant impacts to NRHP-listed or eligible archaeological resources under Alternative 3.

4.3.4 Alternative 4

4.3.4.1 Architectural Resources

Replacement BEQ Complex. Implementing Alternative 4 would involve demolishing one contributing resource to the NRHP-eligible WNY East Extension, Building 169, and thus, would have an adverse effect to the WNY East Extension.

Alternative 4 has the potential to visually impact the WNY NHL and three of its individually-listed NRHP properties: Main Gate, Quarters A, and Quarters B. Site D is adjacent to Quarters B and the east side of the WNY NHL, and within the viewshed of the Main Gate and Quarters A. The replacement BEQ Complex would replace the existing 2-story, Building 169 on Site D; therefore, a 5/6-story replacement BEQ Complex at Site D would be highly visible from these properties. The present setting of these properties includes a mix of small-scale, 2- to 3-story officer's quarters and administration buildings and large-scale, 2- to 4-story industrial buildings at the WNY. In comparison, a 5/6-story building for unaccompanied personnel housing could be conspicuous in terms of both size and architectural vocabulary. Alternative 4's replacement BEQ Complex, however, would be similar in height to the industrial buildings directly to the east and south of Site D, and its architectural design would be influenced by the historic character of the surrounding buildings. To address the requirement of UFC 3-101-01, *Architecture* (DOD 2011), for new construction near historic facilities, the Marine Corps would follow the Secretary of the Interior's Standards for Rehabilitation and the Guidelines for Rehabilitating Historic Buildings (NPS 1992). In addition, the Marine Corps would consult with the DC HPO and other consulting parties as necessary to ensure the exterior of the BEQ Complex would be compatible with the architectural context of the WNY. Therefore, although the character of physical features within the setting of the WNY NHL, the Main Gate, Quarters A, and Quarters B would change under Alternative 4, it is anticipated that these changes would not diminish the integrity of setting of these properties. No adverse effect to these historic properties is anticipated from implementing Alternative 4.

Potential visual impacts to the integrity of setting of the Capitol Hill Historic District, Washington and Georgetown Railroad Car House, and the L'Enfant Plan from a 5/6-story BEQ Complex at Site D were also analyzed (see Figure 2.4-9). The southern extent of the Capitol Hill Historic District encompasses the north side of M Street between 7th and 11th Streets SE, across from Site D. Within this portion of the historic district is the Washington and Georgetown Railroad Car House and two L'Enfant Plan reservations. The Car House is at 8th and M Streets SE, approximately 525 feet northwest of Site D. The view east on M Street SE from this property includes the open space of a small L'Enfant Plan reservation at 9th and M Streets SE, low-scale (2-story) brick buildings, and WNY Buildings 219 and 220, which are directly east of Site D. The upper 3 stories of the latter 4-story brick industrial buildings rise above the brick wall that encloses the WNY. Located approximately 420 feet north of Site D is Virginia Avenue Park, a contributing element of the L'Enfant Plan. Although L Street SE is the primary vista to and from the park (and is a contributing feature of the L'Enfant Plan), 10th Street SE and Virginia Avenue are secondary vistas to and from the park. The view south from the park towards Site D is of 2- and 2½-story brick dwellings, the upper 3 stories of Building 220, and the upper stories of Building 157, a 4-story brick industrial building within the WNY that includes a 6-story corner tower. Under Alternative 4, the BEQ Complex would be an additional visual element within the views east on M Street SE and views south from the Capitol Hill Historic District. The replacement BEQ Complex would be similar in height to adjacent WNY Buildings 157, 219, and 220, and would be designed to be visually compatible with the historic character of the surrounding buildings. As such, the addition of a 5/6-story building would not be expected to diminish the integrity of significant historic features within the setting of the historic properties. Therefore, the replacement BEQ Complex is anticipated to have no adverse effect to the

Capitol Hill Historic District, the Washington and Georgetown Railroad Car House, and the L'Enfant Plan under Alternative 4.

Implementing this alternative would have no effect to the other aboveground historic properties in the APE. The Commandant's Office is more than 900 feet southwest of Site D and is surrounded by very large industrial buildings, which would obscure views from the property to the replacement BEQ Complex. Located beneath Virginia Avenue, the Virginia Avenue Tunnel is approximately 500 feet north of Site D. As described previously, changes to the visual character or physical features within its setting would not diminish its historic or architectural significance. St. Paul AUMP Church is approximately 2,200 feet northwest of Site D and surrounded by buildings. The distance and surrounding development would effectively obscure the replacement BEQ Complex from view despite its taller height. The U.S. Marine Corps Barracks and Commandant's House, Christ Church, and Old Naval Hospital are 1,100 feet or more from Site D. At this distance, the replacement BEQ Complex is unlikely to be visible despite its taller height. Surrounding buildings, mature trees, and the Southeast Freeway would also screen the replacement BEQ Complex from view.

Main Post Renovation Projects. Under Alternative 4, the effects to historic properties from the interior renovations of Building 7 at the Main Post would be the same as those described under Alternative 1. There would be no adverse effect to the Capitol Hill Historic District.

Projects to Foster MBW Integration with the Community. Effects to historic properties from projects to foster MBW integration with the community under Alternative 4 would be the same as those described under Alternative 1. There would be no adverse effect to the U.S. Marine Corps Barracks and Commandant's House NHL and NRHP historic district or the Capitol Hill Historic District.

Other Longer-Term Projects Analyzed Programmatically. Potential effects to historic properties from the proposed reuse or redevelopment of Building 20 or the Building 20 site and interior renovations of Building 9 would be the same as described under Alternative 1. The Marine Corps would consult with the DC HPO on its efforts to identify historic properties and its finding of effect. If any historic properties would be adversely affected by the reuse, suitable forms of mitigation will be developed in consultation with the DC HPO and other external stakeholders.

Summary of Impacts

In summary, the replacement BEQ Complex Site D would have an adverse effect to the WNY East Extension for the demolition of a contributing resource under Alternative 4. However, Alternative 4 would have no adverse effects to other historic properties in the APE because the visual compatibility of the replacement BEQ Complex with the site's surrounding architectural context would be considered in its design. Both the Main Post renovation projects and the projects to foster MBW integration with the community would have no adverse effect to the U.S. Marine Corps Barracks and Commandant's House or the Capitol Hill Historic District. The effect of Alternative 4 to each of the aboveground historic properties in the APE is summarized in Table 4.3-1. Because Alternative 4 would have an adverse effect to historic properties in the APE, the Marine Corps' overall finding of effect for Alternative 4 is "historic properties adversely affected."

In accordance with Section 106 of the NHPA and its own SOPs in the MBW ICRMP, the Marine Corps is consulting with the DC HPO, consulting parties, and the public concerning the effects to historic properties from each of the major actions proposed under Alternative 4. If Alternative 4 is selected as the preferred alternative, a Section 106 agreement document (Memorandum of Agreement or PA) will be developed between the Marine Corps, the DC HPO, the ACHP, and other consulting parties to resolve adverse effects from implementation of that alternative on historic properties. While there would be an adverse effect to historic properties under NHPA, there would be no significant impacts under NEPA because the agreement document will include stipulations to resolve adverse effects.

4.3.4.2 Archaeological Resources

Replacement BEQ Complex. No previous archaeological surveys have been completed at Site D; however, this area is located on original land surface, which indicates a high potential for both prehistoric and historic archaeological deposits. The portions of Site D with tennis and basketball courts and a parking lot have the potential for intact archaeological remains. Should Alternative 4 be chosen, the agreement document will include a stipulation to conduct archaeological monitoring of Site D during construction in compliance with Section 106. Should archaeological deposits be identified, the Marine Corps would follow the SOP for inadvertent discovery included in the agreement document for this undertaking.

Main Post Renovation Projects. Should it be determined that the ABA compliant access site is located in an area of moderate archaeological sensitivity, archaeological monitoring would be conducted as stipulated in the agreement document. Otherwise, the Main Post renovation projects would not affect any NRHP-eligible archaeological sites. The Marine Corps would consult with the DC HPO to gain concurrence with the no effect finding.

Projects to Foster MBW Integration with the Community. Impacts to archaeological resources from projects to foster MBW integration with the community under Alternative 4 would be the same as those described under Alternative 1. The Marine Corps would consult with the DC HPO to gain concurrence with the no effect finding.

Other Longer-Term Projects Analyzed Programmatically. Impacts to archaeological resources from the proposed reuse or redevelopment of Building 20 or the Building 20 site would be the same as described under Alternative 1. Future projects proposed for the Building 20 site are not likely to impact any NRHP-eligible archaeological sites. The Marine Corps would consult with the DC HPO to gain concurrence with the effects determination once plans for each of these projects have been determined.

Summary of Impacts

In summary, implementation of Alternative 4 has the potential to impact archaeological resources at the replacement BEQ Complex and the Main Post. Under the stipulations of the agreement document covering construction monitoring and inadvertent discover, there would be no significant impacts to NRHP-listed or eligible archaeological resources under Alternative 4.

4.3.5 Alternative 5

4.3.5.1 Architectural Resources

Replacement BEQ Complex. No aboveground historic properties within the APE would be demolished by the replacement BEQ Complex under Alternative 5, as no architectural resources at the MBW Annex are eligible for listing in the NRHP.

Implementing Alternative 5 would have an adverse effect to the L'Enfant Plan. Site E is within the boundary of the L'Enfant Plan. The replacement BEQ Complex would extend into the open space above 6th Street SE; however, it would not extend into the open space of K Street SE. A 2001 Memorandum of Agreement between the Marine Corps, the NPS, and the DC HPO for construction of the MBW Annex stipulated that design and construction of new facilities at this site will not obstruct or interfere with the view corridors for 6th and K Streets SE. Although the design of the replacement BEQ Complex would be influenced by that of Building 25 to ensure its exterior is compatible with the existing architectural context, it would partially obstruct the 6th Street view corridor and thus be considered an adverse effect to the L'Enfant Plan.

Site E is one block west of the Washington and Georgetown Railroad Car House and the Capitol Hill Historic District, and one block north of both the NRHP-listed WNY historic district and the WNY NHL (see Figure 2.4-11). Alternative 5, however, would not result in adverse visual impacts to any of these historic properties. Although the replacement BEQ Complex would be approximately 1-story taller than Building 25, its placement between Buildings 25 and 26, with the narrow end of the L-shaped footprint facing L Street, would effectively screen the majority of the facility from view. Further, the visual character within the setting of the historic properties would not be substantially altered, as the architectural design of the replacement BEQ Complex would be compatible with the existing architectural context. No adverse effect to the Washington and Georgetown Railroad Car House, Capitol Hill Historic District, NRHP-listed WNY historic district, or the WNY NHL is anticipated from implementing Alternative 5, as there would be no substantial changes to historically significant views or physical features within their current setting.

The Virginia Avenue Tunnel is approximately 350 feet north of Site E. Only its east and west portals at 11th Street SE and 2nd Street SE, respectively, are visible at street level. The property's integrity of setting does not contribute to its significance, so any changes to the visual character or physical features within its setting from the replacement BEQ Complex would not diminish its historic or architectural significance. Therefore, Alternative 5 would have no adverse effect to the Virginia Avenue Tunnel.

The south side of the U.S. Marine Corps Barracks and Commandant's House historic district is approximately 900 feet northeast of Site E. The Commandant's House, situated at the north end of the Main Post, is farther removed from Site E. The Main Post buildings enclose the district and are oriented to the interior of the post. In addition, views from the Main Post southwest to Site E would be obscured by the Southeast Freeway, which is situated between the post and Site E. Therefore, no adverse effect to the U.S. Marine Corps Barracks and Commandant's House is anticipated under Alternative 5, as there would be no substantial changes to the visual character or physical features within its current setting.

Construction of the replacement BEQ Complex under Alternative 5 would have no effect to the other aboveground historic properties in the APE. The WNY Main Gate, Quarters A, and Quarters B are 1,000 feet or more southeast of Site E. Surrounding buildings of the WNY and Capitol Hill Historic District (namely the Washington and Georgetown Railroad Car House) would screen views northwest from these properties towards the replacement BEQ Complex. From the WNY Commandant's Office, the replacement BEQ Complex would not be visible because it is more than 1,800 feet southeast of Site E and is surrounded by very large industrial buildings. The St. Paul AUMP Church is located approximately 550 feet northwest of Site E. However, surrounding development, particularly a 4-story multifamily residential building occupying the entire block of 5th Street between K Street and Virginia Avenue, would effectively screen Alternative 5's replacement BEQ Complex from view. Christ Church and Old Naval Hospital are 1,200 feet and 2,200 feet, respectively, from Site E. At these respective distances, combined with the surrounding dense development, the project would not be visible from either historic property.

Main Post Renovation Projects. Under Alternative 5, the effects to historic properties from the interior renovations of Building 7 at the Main Post would be the same as those described under Alternative 1. There would be no adverse effect to the Capitol Hill Historic District.

Projects to Foster MBW Integration with the Community. Effects to historic properties from projects to foster MBW integration with the community under Alternative 5 would be the same as those described under Alternative 1. There would be no adverse effect to the U.S. Marine Corps Barracks and Commandant's House NHL and NRHP historic district or the Capitol Hill Historic District.

Other Longer-Term Projects Analyzed Programmatically. Potential effects to historic properties from the proposed reuse or redevelopment of Building 20 or the Building 20 site and interior renovations of Building 9 would be the same as described under Alternative 1. The Marine Corps would consult with the DC HPO on its efforts to identify historic properties and its finding of effect. If any historic properties would be adversely affected by the reuse, suitable forms of mitigation will be developed in consultation with the DC HPO and other external stakeholders.

Summary of Impacts

In summary, the replacement BEQ Complex under Alternative 5 would have an adverse effect to the L'Enfant Plan because of direct impacts to the vista of 6th Street SE and require changes in prior commitments to preserve this viewshed in the existing Section 106 agreement document (MOU). It is anticipated the replacement BEQ Complex would have no adverse effect to the other historic properties in the APE because the visual compatibility of the BEQ Complex with the site's surrounding architectural context would be considered in its design. Both the Main Post renovation projects and the projects to foster MBW integration with the community would have no adverse effect to the U.S. Marine Corps Barracks and Commandant's House or the Capitol Hill Historic District. The effect of Alternative 5 to each of the aboveground historic properties in the APE is summarized in Table 4.3-1. The Marine Corps' overall finding of effect for Alternative 5 is "historic properties adversely affected."

In accordance with Section 106 of the NHPA and its own SOPs in the MBW ICRMP, the Marine Corps is consulting with the DC HPO, consulting parties, and the public concerning the effects to historic

properties from each of the major actions proposed under Alternative 5. If Alternative 5 is selected as the preferred alternative, a Section 106 agreement document (Memorandum of Agreement or PA) will be developed between the Marine Corps, the DC HPO, the ACHP, and other consulting parties to resolve adverse effects from implementation of that alternative on historic properties. While there would be an adverse effect to historic properties under NHPA, there would be no significant impacts under NEPA because the agreement document will include stipulations to resolve adverse effects.

4.3.5.2 Archaeological Resources

Replacement BEQ Complex. Site E was included in a Phase I archaeological survey of the MBW Annex in 2000. The survey identified the structural remains of the original Eastern Market (Site 51SE043), and a subsequent Phase II investigation determined the site to be eligible for inclusion in the NRHP. Unavoidable adverse effects to the NRHP-eligible site prior to construction of the MBW Annex were mitigated through a data recovery effort. Following the data recovery, the DC HPO concurred with the excavation's finding that the site has no additional research potential. Construction of the MBW Annex subsequently destroyed the majority of the site. Consequently, should Alternative 5 be selected for the replacement BEQ Complex, no additional archaeological survey of Site E would be necessary. The replacement BEQ Complex at Site E is not likely to affect any NRHP-eligible archaeological sites. The Marine Corps would consult with the DC HPO to gain concurrence with the no adverse effect finding.

Main Post Renovation Projects. Should it be determined that the ABA compliant access site is located in an area of moderate archaeological sensitivity, archaeological monitoring would be conducted as stipulated in the agreement document. Otherwise, the Main Post renovation projects would not affect any NRHP-eligible archaeological sites. The Marine Corps would consult with the DC HPO to gain concurrence with the no effect finding.

Projects to Foster MBW Integration with the Community. Impacts to archaeological resources from projects to foster MBW integration with the community under Alternative 5 would be the same as those described under Alternative 1. The Marine Corps would consult with the DC HPO to gain concurrence with the no effect finding.

Other Longer-Term Projects Analyzed Programmatically. Impacts to archaeological resources from the proposed reuse or redevelopment of Building 20 or the Building 20 site would be the same as described under Alternative 1. Future projects proposed for the Building 20 site are not likely to impact any NRHP-eligible archaeological sites. The Marine Corps would consult with the DC HPO to gain concurrence with the effects determination once plans for each of these projects have been determined.

Summary of Impacts

In summary, implementation of Alternative 5 has the potential to impact archaeological resources at the Main Post. Under the stipulations in the agreement document covering construction monitoring and inadvertent discovery, there would be no significant impacts to NRHP-listed or eligible archaeological resources under Alternative 5.

4.3.6 No Action Alternative

Under the No Action Alternative, Building 20 would continue to be used and no land would be used to construct a replacement BEQ Complex. No renovations to buildings at the Main Post or improvements to exterior aesthetics at the MBW Main Post or MBW Annex would occur. Cultural resources at the MBW would continue to be managed in accordance with the MBW ICRMP. Therefore, there would be no significant impacts to cultural resources under the No Action Alternative.

~~4.4 SOCIOECONOMICS AND ENVIRONMENTAL JUSTICE~~

~~This section addresses potential impacts to socioeconomics from implementing the proposed alternatives, as well as compliance with EO 12898 regarding environmental justice. With the exception of impacts from land acquisition for the replacement BEQ Complex, there would be little difference in socioeconomic impacts among the five action alternatives. Determination of significance varies because some socioeconomic impacts might be “beneficial” (or good) to one entity, could be “mixed” to another, and “adverse” (or bad) to yet another. Related socioeconomic topics often are like two sides of the same coin, one “beneficial” (such as increased job opportunities) and the other mixed or “adverse” (such as social stress from traffic associated with construction).~~

~~The CEQ regulations implementing NEPA provide ten broad guidelines about determining whether the intensity of an impact is “significant.” None of the ten are specific to socioeconomic topics, but three of the guidelines refer to the “public” or the “human environment” rather than physical resources or places:~~

- ~~• “The degree to which the Proposed Action affects public health or safety.” (CFR Title 40 Sec. 1508.27(b)(2))~~
- ~~• “The degree to which the effects on the quality of the human environment are likely to be highly controversial.” (40 CFR 1508.27(b)(4))~~
- ~~• “The degree to which the possible effects on the human environment are highly uncertain or involve unique or unknown risks.” (40 CFR 1508.27(b)(5))~~

~~While these are insufficient by themselves to generate criteria for significance of socioeconomic impacts, they help in the following formulations. Although there is no national legislation that establishes criteria for assessing socioeconomic impacts, there is DOD-specific legislation (Public Law 110-17, 10 USC 2391: *Military base reuse studies and community planning assistance*) and implementing DOD Directives (DOD 3030.01 and 5410.12) that address the issue of what is a significant impact on communities due to changes in DOD programs, such as a military base realignment or expansion. Collectively, these documents establish “thresholds” that allow the DOD’s Office of Economic Adjustment to provide communities with technical and financial assistance for organizing and planning for DOD program impacts.~~

~~The Uniform Act provides for just compensation to individual landowners when the federal government acquires land under either negotiated purchase (as there is an agreed-upon price) or eminent domain (as the payment for land is determined by a federal court). Furthermore, the Uniform Act prescribes full compensation for improvements to land and relocation costs for occupants of land. The 5th amendment~~