

STAFF RECOMMENDATION



M. Weil

NCPC File No. 7186

UNITED STATES MARINE CORPS BASE QUANTICO NEW CHILD DEVELOPMENT CENTER

Quantico, Virginia

Submitted by the United States Department of Defense, Department of the Navy

March 31, 2011

Abstract

The Department of the Navy proposes construct a 32,700 square-foot child development center at the United States Marine Corps Base Quantico to accommodate 290 children and 62 full-time staff, with a total of 87 parking spaces (62 spaces for staff and 25 spaces for visitors/drop-off). The master plan for MCB Quantico was last updated in 2002. At its March 2011 meeting, the Commission approved preliminary plans for the project, but limited the approval to 42 parking spaces in accordance with the parking policies of the Comprehensive Plan. The Navy has officially responded to the Commission's preliminary action as required by the Planning Act, and the project is now before the Commission for final review.

Commission Action Requested by Applicant

Approval of final site and building plans pursuant to 40 U.S.C. § 8722(b)(1).

Executive Director's Recommendation

The Commission:

Acknowledges receipt of the Navy's March 28, 2011 response to the Commission's March 3, 2011 preliminary action, as required by Section 5 of the National Capital Planning Act.

Approves the final site and building plans for a new child development center at the United States Marine Corps Base Quantico with no more than 42 employee parking spaces to maintain consistency with the Comprehensive Plan's parking ratio, as shown on NCPC Map File No. 2402.00(38.00)43293.

Notes that while the proposal exceeds the Comprehensive Plan parking ratio by only 20 parking spaces, the cumulative traffic generated by Department of Defense facilities is a major contributor to regional traffic congestion, and the lack of approved master plans impairs the Commission's ability to ensure the comprehensive planning and orderly development of the National Capital.

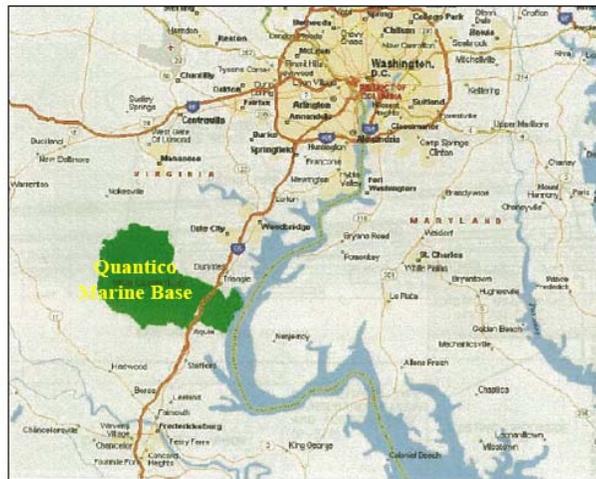
Looks forward to working with the Navy and MCB Quantico in their ongoing efforts to update the MCB Quantico Master Plan and Transportation Management Plan to guide future project planning in accordance with the policies of the Comprehensive Plan for the National Capital.

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PROJECT DESCRIPTION

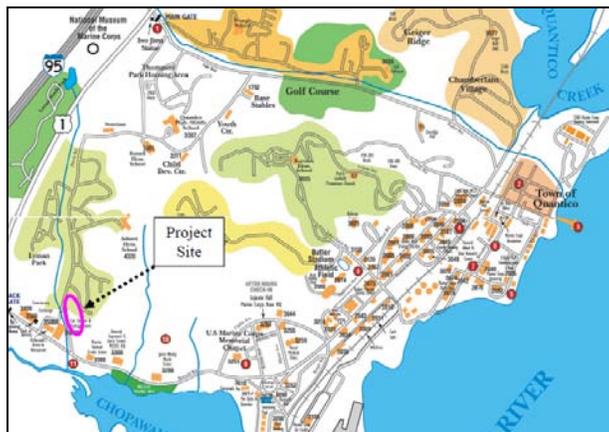
Site

The United States Marine Corp Base Quantico (MCBQ) is located approximately 30 miles south of Washington, DC, as shown in the following map.



Regional Location Map

The child development center (CDC) project site is bound by Purvis Road to the west; the Lyman Park residential subdivision to the north and east; and forested vacant land and commercial development to the south, as shown in the following map.



Project Site Context Map

Background

The National Capital Planning Commission, at its meeting on March 3, 2011, approved the preliminary site and building plans for the child development center, with no more than 42 employee parking spaces, to remain consistent with the 2004 Comprehensive Plan. As part of that action, the Commission also reminded the Navy that they are required to resubmit the project for final approval prior to commencing construction, and approved the preliminary and final site development plans for a realignment of Purvis Road, shown in the following graphic.

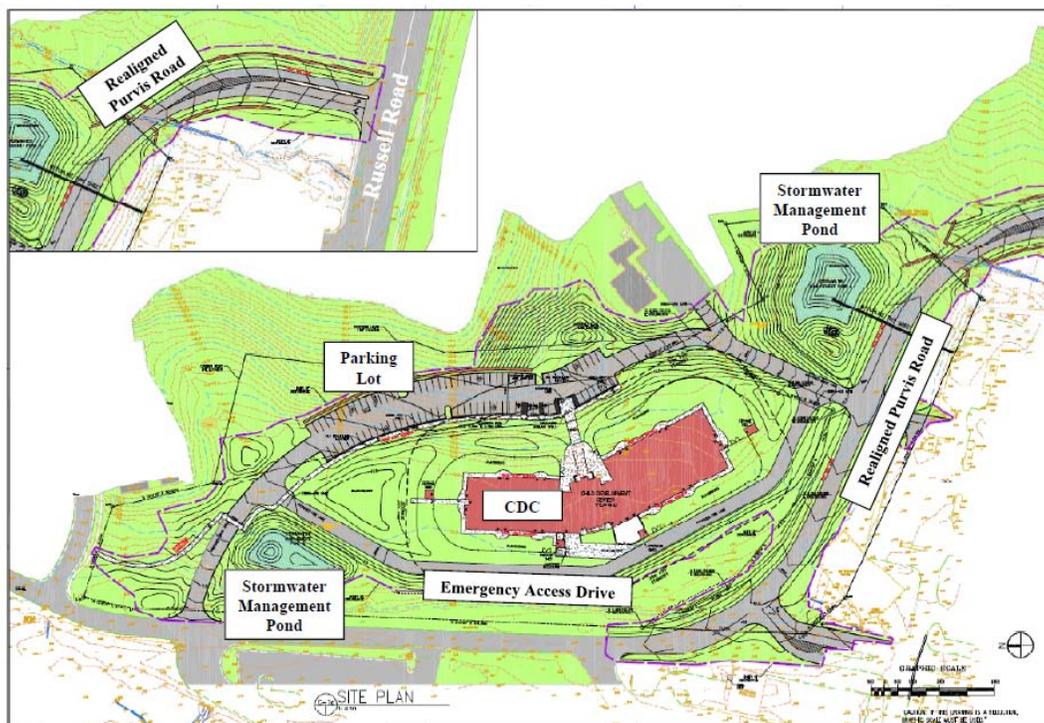


Proposed Purvis Road Realignment

Pursuant to last month's Commission action (which approved the CDC project's preliminary site and building plans) and in compliance with the National Capital Planning Act¹, the Navy has submitted the CDC for final approval, along with its formal response to the Commission's March action (shown in Attachment A). The Applicant's response states that the planned number of employee parking spaces (62) will remain as originally proposed. The Commission last approved a master plan for MCB Quantico in 2002, but did not approve the transportation management plan (TMP) submitted. Although the Commission requested a new TMP, none has been submitted to date. Because staff does not have the context of an updated master plan or TMP, we lack the required planning context in which to review development projects at the Post.

Proposal

The proposal is to construct a new single-level, 32,700 square-foot child development center with 87 total parking spaces to accommodate a maximum of 62 full-time staff and 209 children, ages 6 weeks to 6 years. The proposed parking lot will provide 62 employee spaces (a 1:1 parking ratio) and 25 spaces for visitor/drop-off parking on the eastside of the CDC. The Comprehensive Plan parking ratio for this location is a maximum of 1:1.5. The proposed design has not changed from the design reviewed by the Commission at its March, 2011 meeting.



Project Site Plan

¹ National Capital Planning Act, Section 5(a) (40 USC 8701 et seq.): "To ensure the comprehensive planning and orderly development of the National Capital, a federal or District of Columbia agency, before preparing construction plans the agency originates for proposed developments and projects...shall advise and consult with the Commission as the agency prepares plans and programs in preliminary and successive stages that affect the plan and development of the National Capital. After receiving the plans, maps, and data, the Commission promptly shall make a preliminary report and recommendations to the agency. If the agency, after considering the report and recommendations of the Commission, does not agree, it shall advise the Commission and provide the reasons why it does not agree. The Commission then shall submit a final report."

The CDC floorplan is subdivided into two childcare wings and separated by administrative/support areas. The building will house 20 classrooms, a lobby area, administrative space, a main kitchen, a mechanical room, restrooms, a small laundry room, and several storage rooms, as shown in the following plan.



Child Development Center Floor Plan

PROJECT ANALYSIS

As required by the National Capital Planning Act, a federal agency proposing a project in the environs must provide a written response to a preliminary Commission action with which it does not concur. The Commission then considers the response in taking a final project action. In response to the Commission's March 3, 2011 action on this project, the Navy submitted the following information in a letter dated March 28, 2011 (Attachment A). The letter states that while MCBQ considered the Commission's recommendation to reduce the project's proposed employee parking, MCBQ intends to proceed with the project as planned based on the following reasons (summarized):

- The CDC parking design complies with requirements dictated by the Uniform Facilities Code (UFC), which states that parking spaces will be provided "for a maximum number of staff on duty at one time"²;
- Providing one space for every CDC employee is necessary since public transportation is not currently available to the proposed site, and local parking at the nearby Post Exchange (PX)/Commissary (across Purvis Road from the proposed site) will not be available since the lot currently operates at capacity;

² The CDC will have 61 regular full-time staff and a traveling supervisor, resulting in a potential maximum total of 62 on-site staff.

- Locating the CDC on a site in the more developed “Main Side” core area would improve transit access to the facility, however doing so would result in a net traffic increase since 45% of the “customer” families reside in the housing adjacent to the proposed site;
- Reducing the CDC employee parking below 62 spaces “would ultimately have negative impacts on the operation of the child development center.”

While staff appreciates the Navy’s response, it lacks the context of an updated master plan and transportation management rationale to support the project proposal. The Unified Facilities Criteria are advisory, and the project proposal did not take into account the policies of the Commission’s Comprehensive Plan for the National Capital, which sets parking ratios for federal facilities region-wide. Furthermore, the responses provided by the Navy do not address the Post-wide transportation picture in a comprehensive manner. We have no information, for instance, on employee commuting patterns to the CDC, including whether any of the CDC customers also work on the Post. While the proposal for this project is for only 20 parking spaces above the Comprehensive Plan parking ratio, the problem with single-occupant driving is region-wide and the lack of approved master plans at Department of Defense facilities in the region and the ensuing traffic generated by these facilities is having a major impact on traffic congestion in the region.

Staff therefore recommends **that the Commission approve** the final site and building plans for a new child development center at the United States Marine Corps Base Quantico with no more than 42 employee parking spaces in accordance with its preliminary action on this project, expressing its appreciation to the Navy for its response. Additionally, staff recommends that the Commission **support** NCPC participation in the Navy’s ongoing efforts to develop an updated master plan and transportation management plan for the United States Marine Corps Base Quantico.

ATTACHMENT A



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND WASHINGTON
1314 HARWOOD STREET SE
WASHINGTON NAVY YARD DC 20374-5018

IN REPLY REFER TO

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MAR 28 2011

Mr. Marcel Acosta, Executive Director
National Capital Planning Commission
401 Ninth Street NW
North Lobby, Suite 500
Washington, DC 20004

Dear Mr. Acosta:

SUBJECT: NEW CHILD DEVELOPMENT CENTER AND PURVIS ROAD
REALIGNMENT, UNITED STATES MARINE CORPS BASE QUANTICO

This letter constitutes the response of Marine Corps Base Quantico (MCBQ) to the National Capital Planning Commission (Commission) Action of March 3, 2011. MCBQ considered but ultimately disagreed with the Commission's recommendation to reduce parking and intends to proceed with the project as planned upon consideration of the Commission's final report. MCBQ requests that NCPC issue a final report by Monday, April 11, 2011.

On March 3, 2011, the Commission approved preliminary site and building plans for the new child development center (CDC) at Marine Corps Base Quantico with no more than 42 employee parking spaces; approved preliminary and final site development plans for the proposed Purvis Road realignment; and advised the Navy that it may not have complied with the requirements of the National Capital Planning Act due to concerns over appropriate consultation. Construction prior to fulfilling procedural requirements could constitute another violation.

Regarding concerns over the number of parking spaces, the CDC has been designed to comply with the requirements dictated by UFC 4-470-14, which states that parking spaces will be provided "for the maximum number of staff on duty at one time." After a thorough review of the site and the project requirements, MCBQ finds it necessary to include a parking place for each employee at the CDC because public transportation is not available at this location and parking at the adjacent retail complex is at capacity. While relocating the CDC within the more developed section "Main Side" may improve mass transit opportunities, doing so would have the net result of increasing

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traffic, since 45% of the families who utilize these child care services are from the adjacent housing area.

As such, MCBQ intends to proceed with the project as designed because alternatives to providing 62 staff parking spaces would ultimately have negative impacts on the operation of the child development center.

Marine Corps Base Quantico thanks the Commission for the approval of preliminary and final site development plans for the proposed Purvis Road realignment. This road project was included in the 2002 Master Plan as part of the widening of Russell Road.

Regarding the Commission's other concerns raised at the March 3, 2011 meeting, Marine Corps Base Quantico is currently completing an Integrated Land Use Plan (ILUP) and Transportation Management Program (TMP). The development of the ILUP, a form of master plan, was started in September 2010 and is expected to be completed in the fall of 2011. MCBQ intends to award a parallel contract sometime this spring to complete an updated TMP to identify critical transportation requirements and effects based on the vision provided by the ILUP. Both plans will fully consider local planning requirements, include recommendations for compliance with NCPC recommended parking ratios, and target opportunities for improved local and regional public transportation utilization.

As appropriate, Marine Corps Base Quantico will seek input and comments for the Integrated Land Use Plan and Transportation Management Program from the National Capital Planning Commission. It is our goal to increase the communication and information sharing by involving NCPC in early and interactive reviews of the ILUP and TMP.

We acknowledge that consultation of this project in accordance with the National Capital Planning Act could have been improved and constructive communication should have occurred earlier. The Commission's interest in this project and

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support for the families that it will ultimately service is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "H. R. Hemstreet". The signature is written in a cursive style with a long horizontal stroke extending to the right.

H. R. HEMSTREET
Captain, U. S. Navy
Commanding Officer