

# STAFF RECOMMENDATION



M. Weil

NCPC File No. 7186

## UNITED STATES MARINE CORPS BASE QUANTICO NEW CHILD DEVELOPMENT CENTER AND PURVIS ROAD REALIGNMENT

Quantico, Virginia

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

February 24, 2011

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### Abstract

The Department of the Navy has submitted a proposal to construct a single-level, 32,700 square-foot, child development center at the United States Marine Corps Base Quantico. The new building will accommodate a maximum of 62 full-time staff and 290 children, and a total of 87 parking spaces (62 spaces for staff and 25 spaces for visitors/drop-off). The project also proposes to realign Purvis Road, located directly adjacent to the proposed child development center site, in order to relocate its intersection with Russell Road approximately 500 feet east of its current location.

### Commission Action Requested by Applicant

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

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### Executive Director's Recommendation

The Commission:

**Approves** the preliminary 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 order to maintain consistency with the Comprehensive Plan's parking ratio, as shown on NCPC Map File No. 2402.00(38.00)43200.

**Notes** that the Commission action for the child development center is for preliminary approval only, and that, pursuant to Section 5(a) of the National Capital Planning Act, the applicant is required to resubmit the project for final approval prior to commencing construction.

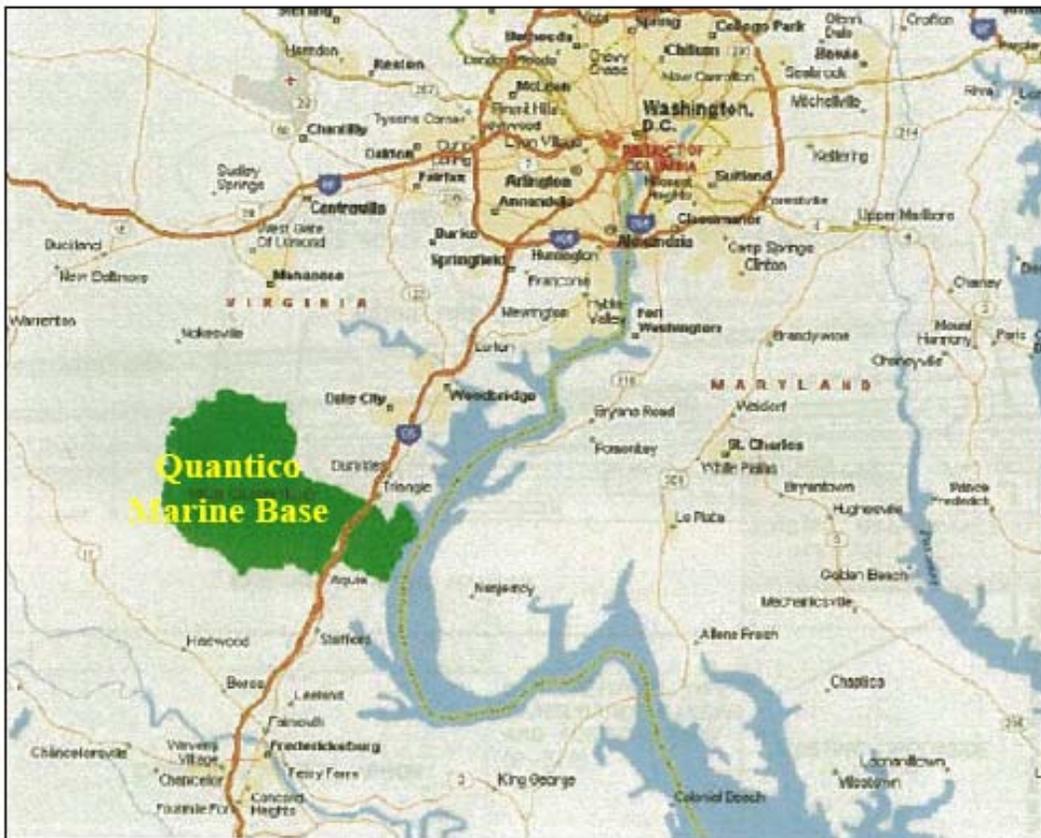
**Approves** the preliminary and final site development plans for the proposed Purvis Road realignment.

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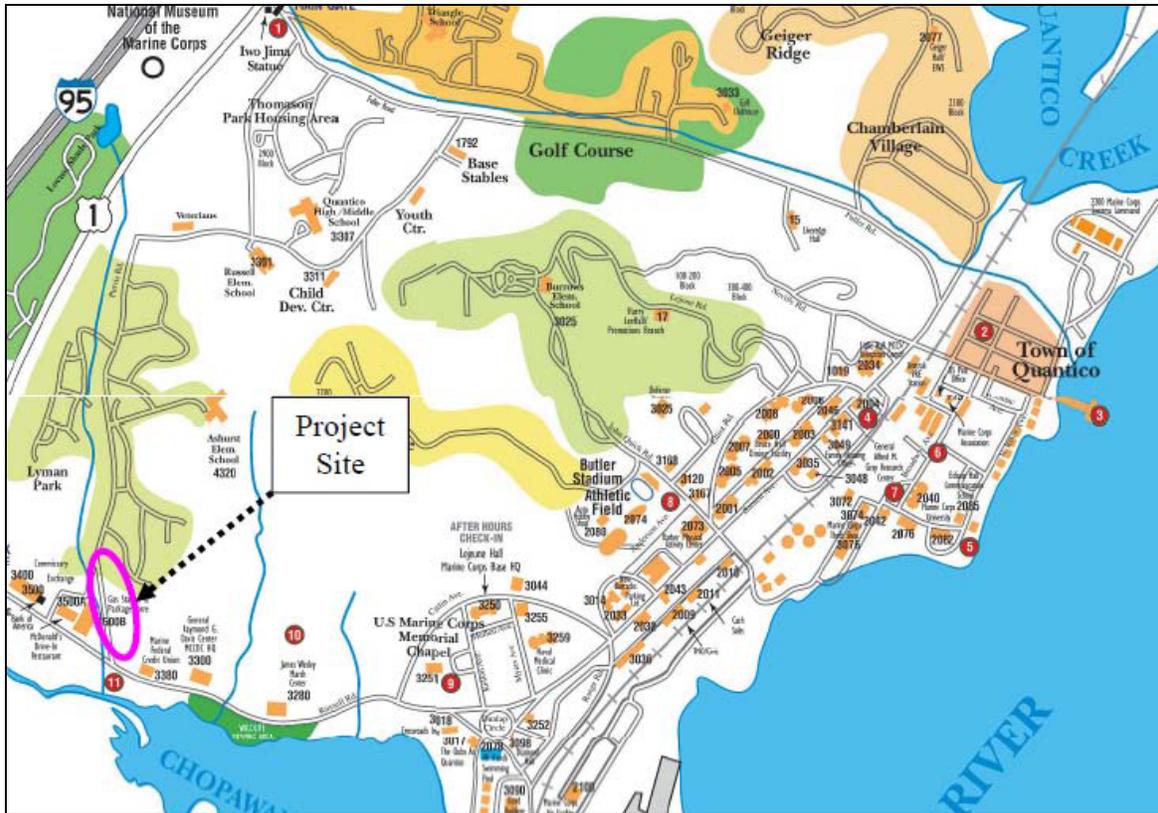
**PROJECT DESCRIPTION**

Site

Marine Corp Base Quantico (MCBQ) is located approximately 30 miles south of Washington, DC and is the primary base for the U.S. Marine Corps in the Metropolitan Washington Region. The approximately 87 square mile facility is bifurcated by Interstate Route 95 (I-95) and occupies portions of three Virginia counties: Prince William, Stafford, and Fauquier. The portion of MCBQ west of I-95 is commonly referred to as “Westside;” the portion east of I-95 is referred to as “Mainside.” The following map identifies the location of the proposed project within MCBQ Mainside as well as provides some surrounding context.



**Regional Location Map**

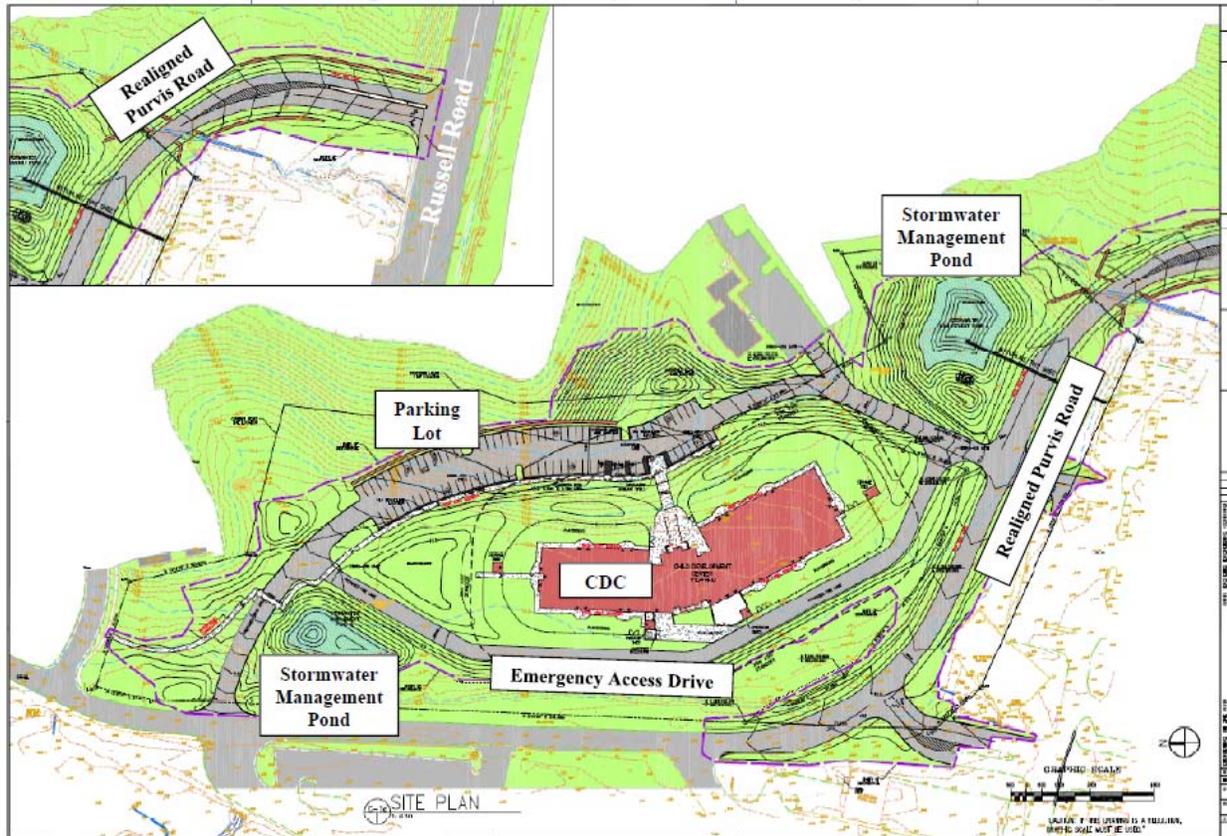


**Project Site Context Map**

The 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. The Commissary/Marine Corps Exchange, with its approximately 650 parking spaces, is also located immediately to the west of the site. The proposed building site was previously occupied by a residential subdivision and is currently vacant, mostly open and flat, with some scattered mature trees. The site is visually separated from Purvis Road by a strip of mature trees. There is an existing stormwater management pond, constructed for a portion of the Lyman Park subdivision, located along the eastern boundary and situated well above the site. The project submission indicates that the existing stormwater pond is showing signs of seepage, with water draining down onto the project site.

Proposal

The proposal is to construct a new single-level, 32,700 square-foot child development center (CDC) 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 and 25 spaces for visitor/drop-off parking on the eastside of the CDC. An emergency/delivery vehicle driveway will be located along the westside (Purvis Road-side) of the building as shown in the following site plan.



### Project Site Plan

The project will construct a retaining wall along the eastside of the CDC site, and two new stormwater management ponds to replace the existing failing stormwater pond and accommodate additional stormwater resulting from the proposed CDC. One pond will be located to the north of the new building; the other will be located to the southeast.

The project also includes the realignment of Purvis Road so that the new roadway will turn to the east from its current north-south alignment (south of the CDC building), reconnecting with Russell Road at a new signalized intersection as shown in the following graphic. The realignment will relocate the Purvis Road/Russell Road intersection approximately 500-feet further to the east of its present location, away from the Russell Road back gate (also known as South Gate), to improve existing local traffic conditions. The back gate is one of two entrance gates onto MCBQ Mainside. As part of the Purvis Road realignment, the existing roadway will be closed to through traffic, and a new drive will be constructed to allow customer access to the Commissary/Marine Corps Exchange parking area. The child development center architecture is a residential Georgian style, designed to be consistent with the MCBQ Virginia Base Exterior Architecture Plan.



**Proposed Purvis Road Realignment**



**Child Development Center Rendering**

The exterior wall construction will consist of a masonry cavity bearing wall system with rigid insulation, brick veneer, cast stone detailing and columns, roof dormers, and a sloped, metal roof. The total area of the CDC site is 10.27 acres, of which 41% will be allocated to site paving, 52% will be allocated to child play areas and landscaping, and approximately 7% will be allocated to the proposed building.

The floor plan of the CDC reflects an asymmetrical linear plan, 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. Each classroom will have direct access to the outside play areas.

The CDC is designed to meet Anti-Terrorism/Force Protection (AT/FP) standards, with parking located a minimum of 82 feet away from the building walls, and edged with an ornamental bollard and chain line. Although the fire/delivery access driveway will be located within the 82 foot setback to meet the United States Department of Defense Unified Facilities Criteria (UFC) requirements. As such, the drive will be opened on an as-needed basis for delivery and emergency vehicles, secured with removable bollards or lockable security arm gate devices at both ends. Access to the CDC parking lot will be provided by concrete walks which will surround the entire perimeter of the building.



**Child Development Center Floor Plan**

The proposed building is designed to meet LEED Silver standards as required by the military. The applicant has indicated that the new building will take measures to adhere to Executive Order #13514, "Federal Leadership in Environmental, Energy, and Economic Performance", and will minimize stormwater impacts, energy consumption and water usage. The following list highlights some of the specific LEED measures utilized in the building design and operation:

- Water Efficient Landscaping: Reduce by 50%
- Water Use Reduction: 20% Reduction
- Optimize Energy Performance. For new construction achieve a 30% energy use reduction below ASHRAE 90.1-2004 or the International Energy Conservation Code (IECC) for low rise residential facilities
- Construction Waste Management: Divert 50% from Disposal.
- Recycled Content: 10%. For EPA Designated products, use products meeting EPA's recycled content recommendations
- Renewable Products: Use products made from rapidly renewable resources and certified sustainable wood products
- Low Emitting Materials. Specify materials & products with low pollutant emissions, including adhesives, sealants, paints, carpet systems and furnishings
- Thermal Comfort: Design. Design to ASHRAE Standards 55-2004 for Thermal Comfort and 62.1-2004 for Ventilation for Acceptable Indoor Air Quality
- Daylight & Views. Achieve a minimum daylight factor of 2% excluding direct sunlight in 75% of all space occupied for critical visual tasks. Provide automatic dimming controls or accessible manual controls and appropriate glare control.

## PROJECT ANALYSIS

### Executive Summary

Staff recommends **approval** of the preliminary 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 order to maintain consistency with the Comprehensive Plan's parking ratio, as shown on NCPC Map File No. 2402.00(38.00)43200. Furthermore, staff **notes** that the Commission action for the child development center is for preliminary approval only, and that, pursuant to Section 5(a) of the National Capital Planning Act<sup>1</sup>, the applicant is required to resubmit the project for final approval prior to commencing construction. Lastly, staff recommends **approval** of the preliminary and final site development plans for the proposed Purvis Road realignment.

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<sup>1</sup> 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."

## CONFORMANCE

### Comprehensive Plan for the National Capital

The project submission is inconsistent with the parking ratio policies of the 2004 Comprehensive Plan: Transportation Element, since the proposed number of on-site CDC employee spaces exceeds the Comprehensive Plan goal of one space for every 1.5-2.0 employees. Construction plans show the CDC with 62 spaces for 61 staff who will be located on-site, full-time, and one additional space for a supervisory staff member who will work at the CDC, part of the time.

### Relevant Federal Facility Master Plan

The proposed CDC and roadway realignment project is not specifically contained in the existing Marine Corps Base Quantico Master Plan, which was approved by the Commission in December 2002.<sup>2</sup> However, the proposal is compatible with nearby, adjacent community and housing uses located along Purvis Road and Russell Road, which are reflected in the master plan. Nearby existing uses include: housing, a Commissary, a Marine Corps Exchange, a McDonald's, and the Marine Corps Community Services Marine Mart. In addition, the new CDC is designed to be compatible with adjacent housing located immediately to the northeast, and will be located on a previously disturbed site.

### National Environmental Policy Act (NEPA)

The United States Marine Corps has submitted a Memorandum for the Record indicating that the project can be categorically excluded from further environmental documentation pursuant to the provisions of NEPA, the Council on Environmental Quality's regulations, and the Corp's Environmental Compliance and Protection Manual P5090.2A. MCBQ has concluded that the project does not significantly alter land use and when completed, will comply with existing regulatory requirements.

NCPC does not have an independent NEPA responsibility for projects located in the environs of the District of Columbia.

### National Historic Preservation Act (NHPA)

In accordance with Section 106 of the National Historic Preservation Act, the CDC was coordinated with the Virginia State Historic Preservation Office (SHPO). By letter dated August 17, 2009, the MCBQ Natural Resources and Environmental Affairs Branch informed the SHPO that the project would have no adverse effect on the significance of the Quantico Marine Base Historic District or any archeological resources. The SHPO concurred with the MCBQ's determination of no adverse effect on September 14, 2009. The proposed roadway realignment was studied separately through a "Phase One" archaeological study (2002) and reviewed by the Base Archeologist, resulting in no adverse findings.

NCPC does not have an independent Section 106 responsibility for projects located in the environs of the District of Columbia.

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<sup>2</sup> The CDC is funded as part of the American Recovery and Reinvestment Act of 2009.

## CONSULTATION

### Coordination with relevant local planning agencies and affected organizations

The Navy met with NCPC to discuss the proposed CDC and roadway realignment on October 13, 2010. In accordance with NCPC's Project Plans Coordination and Review Process guidelines, upon receipt of the project submission in early November, NCPC referred the submission materials to the Northern Virginia Regional Commission, Northern Virginia Transportation Commission, Virginia Department of Environmental Quality, Virginia Department of Transportation, and the Metropolitan Washington Council of Governments. No comments were received from the affected jurisdictions.