

STAFF RECOMMENDATION

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NCPC File No. 6719



**UNITED STATES MARINE CORPS BASE QUANTICO
CONSTRUCTION OF SWAIN ANNEX TO HOCHMUTH HALL
Prince William County, Virginia**

U.S. Department of the Navy

November 30, 2006

Abstract

The U.S. Department of the Navy has submitted a concept design for the construction of a three-story annex to Hochmuth Hall at Marine Corps Base Quantico. Swain Annex will be a neo-Georgian-style building of approximately 35,000 square feet, to be constructed behind Hochmuth Hall. The annex will be built over the current parking lot, and the site will be redesigned to reconfigure and expand the parking lot and to add trees and landscaping.

Commission Action Requested by Applicant

Approval of concept design plans pursuant to 40 U.S.C. § 8722(a) and (b)(1)

Executive Director's Recommendation

The Commission:

Comments favorably on the concept design.

Requests that with the submission of the preliminary site and building plans and the Environmental Assessment, the Navy include information on its parking requirements and on compliance with Quantico's Master Plan and Transportation Management Plan.

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PROJECT DESCRIPTION

Site

Hochmuth Hall is Building 2033 on Barnett Avenue, at the corner of Catlin and McCawley Avenues at Marine Corps Base Quantico. Swain Annex will be constructed behind Hochmuth Hall, over part of the current parking lot (taking 47 parking spaces from the existing parking lot). Associated site improvements include the expansion of the parking lot to contain 145 parking spaces, and the planting of 68 deciduous trees, within the parking lot and at its perimeter in order to buffer views of the lot from Catlin and McCawley Avenues and from Anderson Avenue at the rear of the complex. Further information about the parking requirements, including a more detailed site plan, will be included at the next submission stage.

Background

Hochmuth Hall serves as the administrative office for Marine Corps Intelligence Activity. Swain Annex will also serve this purpose. It will contain officers' offices, conference rooms, and administrative support areas.

Proposal

Swain Annex is proposed to be a 35,100 square-foot addition to Hochmuth Hall, which contains 28,070 square feet. Hochmuth Hall faces Barnett Avenue and the Swain Annex will be set perpendicularly behind it, connected by a one-story pedestrian corridor. Swain Annex will be a three-story, brick-faced building with a metal gable roof and sash windows in a modified neo-Georgian style that is compatible with Hochmuth Hall and consistent with the style of architecture at Quantico. The loading dock for Hochmuth Hall will be removed and a new loading dock for both buildings will be attached to Swain Hall; seven bollards will be installed across a reconfigured driveway leading to the loading dock.





North elevation shows Hochmuth Hall to left with one-story connecting corridor and proposed Swain Annex to right. Hochmuth Hall faces Barnett Avenue. South elevation shows Hochmuth Hall to right with proposed Swain Annex to left. South elevation is the view from Catlin and McCawley Avenues.



West elevation shows rear façade of proposed Swain Annex in relation to rear façade of Hochmuth Hall.

PROJECT ANALYSIS

Staff comments favorably on the proposed concept design for Swain Annex.

The annex is located appropriately behind Hochmuth Hall on Barnett Avenue and is sited compatibly with both the existing building and with McCawley Avenue to the south and Anderson Avenue to the west. The parking lot expansion contains additional trees that will help to buffer views from adjacent streets. The style and massing of the proposed annex is compatible with Hochmuth Hall, a brick Georgian-style office building. Even though Swain Annex is larger than Hochmuth Hall, it is set back from Barnett Avenue, a main street through the base, and from adjacent streets. It is attached by a one-story enclosed corridor, and set perpendicularly to Hochmuth Hall so that it is compatibly sited to it and other nearby buildings.

Analysis of the parking requirements and ratio in relation to the approved Master Plan for Quantico will be forthcoming at the next stage of review by the Commission.

CONFORMANCE

Comprehensive Plan for the National Capital

The project, as submitted for concept design, is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital. Further analysis of the projects' parking requirements in relation to the approved Master Plan and Transportation Management Plan for Quantico will be forthcoming at the next stage of submission. The proposed Annex is consistent with the land use designation in the Master Plan and with the established architectural character at Quantico.

National Environmental Protection Act (NEPA)

An environmental assessment will be submitted by the Navy prior to the next review by the Commission.

National Historic Preservation Act (NHPA)

The project site is within the historic district at Quantico. The Navy submitted an earlier iteration of the design proposal to the Virginia State Historic Preservation Office, which replied with comments to the Navy that were subsequently incorporated into the current concept design. The Virginia SHPO is now reviewing the revised concept plans and will comment further to the Navy.