

MARINE CORPS BASE QUANTICO
NATIONAL MUSEUM OF THE MARINE CORPS—PARKING EXPANSION
Prince William County, Virginia

Delegated Action of the Executive Director

March 30, 2007

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I approve the preliminary and final site development plans pursuant to 40 U.S.C. § 8722(b)(1) for the expansion of the visitor parking area at the National Museum of the Marine Corps, located in Prince William County, Virginia, as depicted on NCPC Map File No. 2402.00(38.00)-42204.

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The Department of the Navy has submitted preliminary and final site development plans for added parking spaces in the existing museum parking area. The location of the additional 196 spaces is in an area designed for future parking in the concept and preliminary and final plans of the museum, as reviewed and approved by the Commission in April 2003 and November 6, 2003. Total area of the site for the new parking area comprises approximately 1.6 acres.

Existing parking for 368 vehicles (including 14 handicapped spaces) is currently available at the museum, which opened in November 2006, and is accessed from the axial entry road leading from the southeast into the site. The existing parking area was enhanced by the installation of trees along its southern perimeter as shown on the approved final plans of 2003. The northern perimeter has additional trees and plantings along the parade grounds and demonstration area that will be developed adjacent to the parking area in a later phase. Nearer to the main building entrance, additional shrub plantings have been provided.

The existing parking capacity has been exceeded on many occasions since the museum's opening. In these instances, visitors have been parking along the access road and along the shoulders of Jefferson Davis Highway (U.S. Route 1) where no pedestrian sidewalks exist and from where visitors must make a long walk to the museum. Many of these visitors are elderly veterans, from all areas of the country, with various conditions of disability. The proposed plans would provide the following:

- Two additional bays of parking, with each area comprised of 98 vehicle spaces.
- Storm water management for the whole museum parking area, to be achieved by the conversion of the existing dry pond at the north perimeter of the site into an extended detention dry pond meeting Commonwealth of Virginia storm water quality requirements. Storm water quantity controls (i.e. peak flow reduction) will also be provided.
- Landscaped islands to be added as part of the improvements, continuing the use of plant material consistent with the existing approved site design, which visually softens the parking

area. Like the original landscaped islands, the new islands will contain Redmond Linden trees and be located such that no more than two parking bays will be built without an intermediate landscaped island to separate adjacent parking. A landscape buffer will be maintained to separate the entry road and the parking with a row of Sycamore trees.

The project is consistent with the delegation of authority to the Executive Director for proposals that provide site development that is not on the Mall Complex, other than memorials, that does not include a building when the project is, where appropriate, not inconsistent with a master plan which has been reported on by the Commission. Staff believes that the preliminary and final site development for additional parking adheres to the final site design and visual intent of the existing museum site plan previously approved by NCPC in 2003. The added parking maintains the visual theme of the overall museum project composition. The proposal also eliminates a significant hazard to museum visitors who, due to a lack of parking spaces, attempt to park and walk along a busy secondary arterial roadway—offsite from the museum and that has no pedestrian sidewalks.

Staff has reviewed this proposal in accordance with 40 U.S.C. § 8722(b)(1). Since NCPC is advisory for federal projects in the environs, it has no NEPA obligation here. Staff notes that Navy's NEPA analysis and submitted project information demonstrates no significant environmental impacts. The Navy's submitted review confirmed the findings of the previously completed 2002 EIS that concluded with a Record of Decision for the full build-out of the museum.

Under Section 106 of the National Historic Preservation Act (NHPA) the Navy has determined that there are no cultural resources in or eligible for listing in the National Register of Historic Places within the project's area of potential effect.

Patricia E. Gallagher, AICP
Executive Director