



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

**Delegated Action of the Executive Director**

January 26, 2007

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I approve preliminary and final site and building plans for the construction of Swain Annex to Hochmuth Hall, U.S. Marine Corps Base Quantico, in Prince William County, Virginia, as shown on NCPC Map File No. 24.02(38.00)42172.

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The U.S. Department of the Navy has submitted final site and building plans for the construction of a three-story annex to Hochmuth Hall at Marine Corps Base Quantico. Hochmuth Hall is Building 2033 on Barnett Avenue, at the corner of Catlin and McCawley Avenues. Swain Annex will be a neo-Georgian-style building of approximately 35,000 square feet, to be constructed behind Hochmuth Hall. 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. The annex will be built over the current parking lot (taking 47 parking spaces from the lot), and the site will be redesigned to reconfigure and expand the parking lot. Sixty-eight deciduous trees will be planted 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. The annex is sited compatibly with the existing building and with McCawley Avenue to the south and Anderson Avenue to the west. 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 to Hochmuth Hall by a one-story enclosed corridor.

The Commission approved the concept design for Swain Annex at its December 2006 meeting, requesting further transportation information and the environmental assessment when they were completed. Staff has reviewed the submission material, noting that a total of 447 spaces for 500 employees will be provided, with a ratio of 1:1.1 for spaces per employees. The proposed parking does not conform to the Commission's policy regarding the amount of parking provided

to employees at Quantico (1:1.5). The Department of the Navy should ensure that Marine Corps Base Quantico participate in the established federal transit subsidy program to the greatest extent possible. We remind the Department of the Navy that in 2002 the Commission approved the current Master Plan for Quantico, requesting at that time that a comprehensive Transportation Management Plan be developed. The plan should be provided as soon as possible.

The Department of the Navy found on October 23, 2006 that the project was categorically excluded under 5.f (34) of reference (a) per the Marine Corps' procedures for implementing the National Environmental Policy Act. The Navy also concluded its Section 106 responsibilities under the National Historic Preservation Act. The Virginia State Historic Preservation Office concurred on December 6, 2006 with the Navy's finding of No Adverse Effect to the base's historic district. Through consultation, the design of the annex was modified to include further architectural articulation.

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Patricia E. Gallagher, AICP  
Executive Director