

STAFF RECOMMENDATION

C. Hart

NCPC File No. 6877/MP67



MARINE CORPS BASE QUANTICO WOUNDED WARRIOR REGIMENTAL HEADQUARTERS

Quantico, Prince William County, Virginia

Submitted by the Department of the Navy

October 30, 2008

Abstract

The Department of the Navy and the Marine Corps Base (MCB) Quantico have submitted a proposal that will modify the Marine Corps Base Quantico Master Plan with the construction of a new 8,170 square foot, one-story building on the base to house the Wounded Warrior Regimental Headquarters. This proposed facility, a public-private venture, will be located in the Mainside section on the base in the Quantico Marine Corps Base Historic District which is listed on the National Register of Historic Places. The purpose of this regimental headquarters building is to provide and facilitate assistance to ill or injured military personnel and their family members throughout all phases of recovery, focusing on rehabilitation and transition.

Commission Action Requested by Applicant

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

Executive Director's Recommendation

The Commission:

Approves the master plan modification for the Marine Corps Base Quantico and preliminary and final site and building plans for the Wounded Warrior Regimental Headquarters, as shown on NCPC Map File No. 2402.00(05.14)42633.

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PROJECT DESCRIPTION

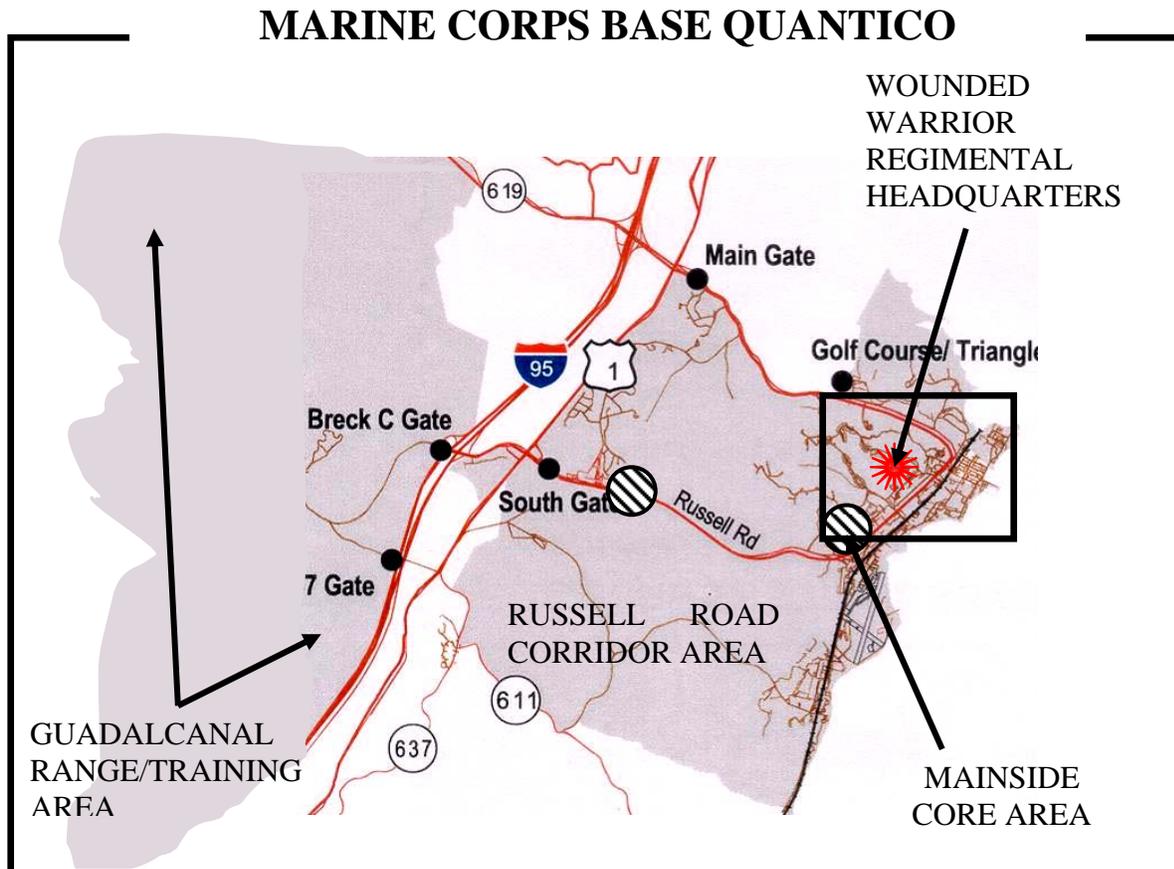
Site

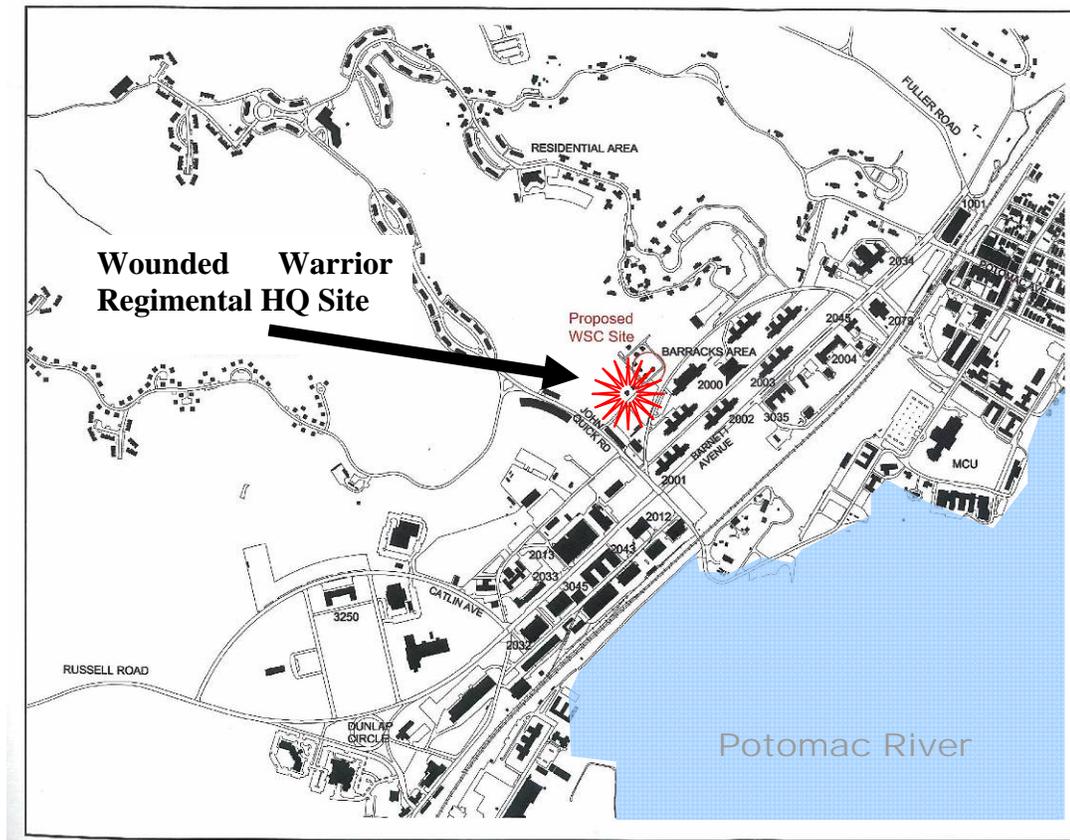
The Marine Corps Base (MCB) Quantico is located on the west bank of the Potomac River and has access from Interstate Route 95 (I-95) in Virginia. About 40 percent of the MCB's land area is in Prince William County, 55 percent in Stafford County and five percent in Fauquier County. Bound on the east by the Potomac River, the majority of the land surrounding the MCB is either rural or suburban.

Background

The Commission approved an updated Marine Corps Base Quantico Master Plan at the November 2002 meeting.

The following maps identify the location of the Wounded Warrior Regimental Headquarters on the Marine Corps Base Quantico as well as provide some context for this setting near the building.





Site Location on Marine Corps Base – Barnett Avenue Area

Proposal

The proposed new building will provide administrative office space for the Wounded Warrior Regimental Headquarters. The objective of this regiment is to provide and facilitate assistance to ill and injured Marines, Sailors attached to or in support of Marine Units, and their families throughout the phases of recovery in order to assist in rehabilitation and transition.

This single story, 8,170 square foot building is located in Mainside, on the Marine Corps Base Quantico. Mainside is where the administrative offices, community support, public works and housing are located on the Base.

The majority of buildings are Georgian in style, and the proposed building will include Georgian style architectural elements as well. The main entry of the building will be defined by a portico and double entrance doors. The exterior of the building will be brick with cast stone accents. The roof will be standing seam metal with vented dormers to house exhaust and fresh air intakes

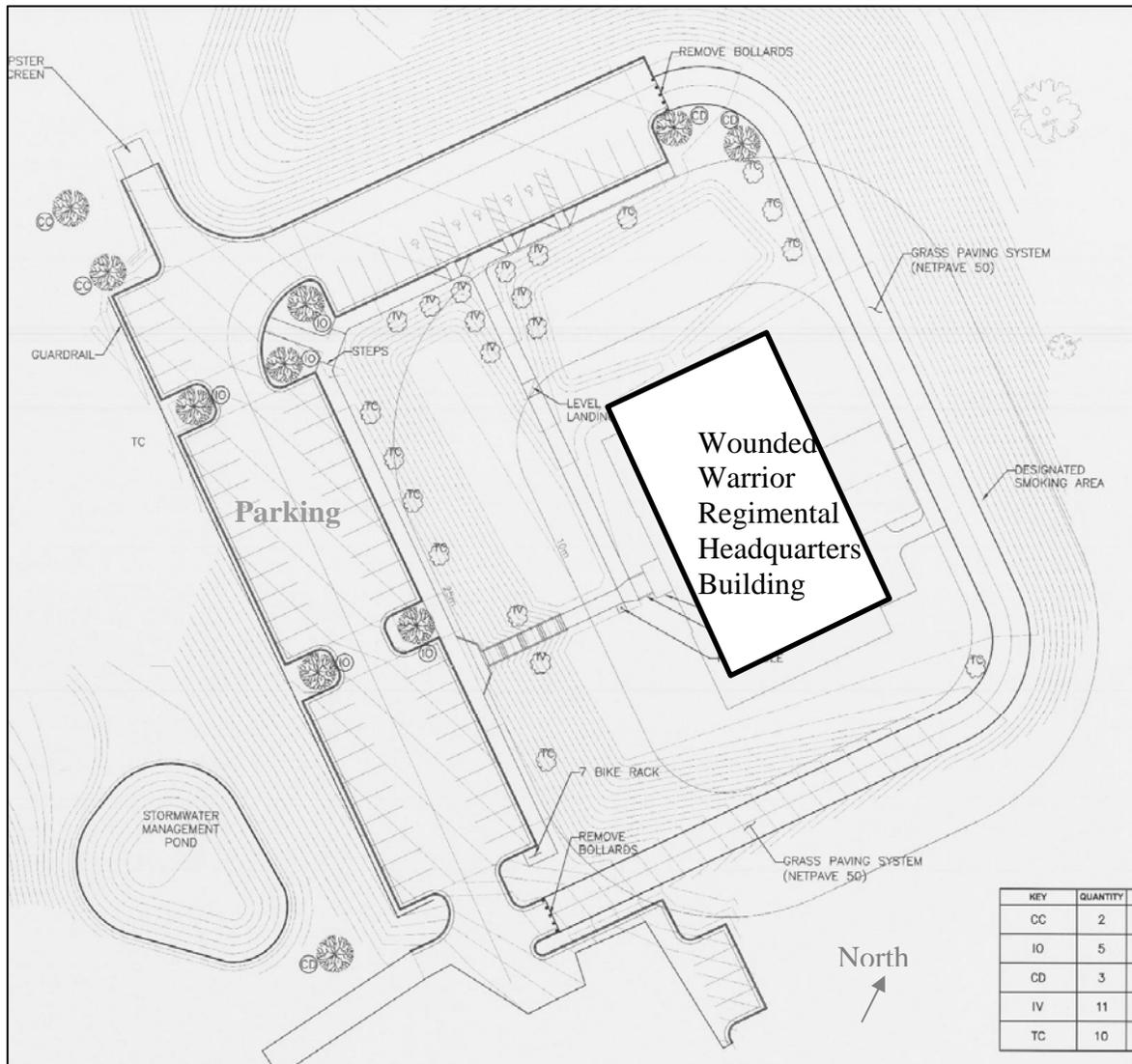
to keep the roof free from extraneous mechanical hoods. There will be 56 staff located at this building. Thirty-eight employee parking spaces and 22 visitor parking spaces are proposed at this site for a parking ratio of 1:1.5.

A master plan modification is included because the land use specified in the Master Plan for the site where this proposal will be located is residential. The actual residential buildings at this location were demolished per a Programmatic Agreement of 2003 the Marine Corps Base had with the Virginia State Historic Preservation Office. These buildings were in poor condition and could not be reused. The land use for this area will be changed to administrative, which better describes the activities that will occur in the proposed building. The other buildings in the immediate vicinity are barracks, community facilities and administrative offices.

Existing roadways will be utilized to access this site. A new, vehicle emergency right of way will be installed to the rear of the proposed building. Parking is limited to the spaces needed for staff and visitors and no additional parking will be provided for other buildings or uses. In order to conform to applicable anti-terrorism and force protection requirements, landscaping is kept to a minimum and will consist of trees and shrubs to provide some shade and soften the hard surfaces of the parking area.



**Perspective view of Wounded Warrior Regimental
Headquarters - Computer Simulation**



Site Plan of Wounded Warrior Regimental Headquarters

PROJECT ANALYSIS

Executive Summary

Staff finds that this proposal is to be constructed in a developed part of the Marine Corps Base Quantico that has administrative uses nearby and is included in a designated historic district of listed on the National Register of Historic Places. Staff has identified two issues to be addressed with respect to this project; the transportation management plan evaluation and the impact of this

building on the historic district. Staff also finds that the proposed master plan modification is compatible with the nearby land uses and recommends that the master plan be amended.

Transportation Management Plan (TMP)

The Commission approved the Marine Corps Base Master Plan in 2002. Staff finds that the parking ratio presented with this proposal follows the guidelines recommended in the Federal Elements of the Comprehensive Plan for the National Capital.

Historic District

The applicant has included as part of its submission confirmation from the Virginia State Historic Preservation Office, dated November 13, 2007, that this proposal at the proposed location will have no adverse effect on the historic district or any archeological resources as the proposed building will be located in an area with “severe prior disturbances associated with a 20th century housing development, and associated streets and utilities.”

CONFORMANCE

Comprehensive Plan for the National Capital

A transportation management plan was completed in 2001 as part of the base master planning process, and parking ratios and transit use by employees were covered in it. The proposed development follows the recommended parking ratio of 1:1.5 for federal facilities in the suburbs farther than 2000 feet from a Metro station.

Relevant Federal Facility Master Plan

The Marine Corps Base Quantico Master Plan (2002) indicates a residential land use designation at the site where this proposal is located. Since there are nearby administrative and community support land uses and the Wounded Warrior Regiment is intended to be used by military personnel located in the barracks, this proposed land use is compatible with nearby land uses in Mainside.

National Environmental Protection Act (NEPA)

The applicant has determined that the project is categorically excluded under the National Environmental Policy Act (NEPA) because the proposed building is new construction that is similar to existing land use, and when completed, the use or operation of which complies with existing regulatory requirements (Department of the Navy Categorical Exclusion 5.f(35) of the Secretary of the Navy’s Instructions 5090.6A).

NCPC does not have an independent NEPA responsibility for projects outside of the District of Columbia because it is advisory.

National Historic Preservation Act (NHPA)

In accordance with Section 106 of the National Historic Preservation Act, the proposed project has been evaluated by the applicant, who has determined that the work will have no adverse

effect on the National Historic District or any other historic resources; the Virginia State Historic Preservation Officer has concurred with this determination.

NCPC does not have an independent Section 106 responsibility for projects outside of the District of Columbia because it is advisory.