



Commission Action

October 1, 2015

PROJECT

Draft Installation Master Plan

Marine Barracks Washington
8th and I Streets, SE
Washington, DC

NCPC FILE NUMBER

MP204

NCPC MAP FILE NUMBER

41.00(05.00)43862

SUBMITTED BY

United States Department of Defense
Department of the Navy

APPLICANT'S REQUEST

Approval of comments on draft master plan

ACTION TAKEN

Approve comments as requested

REVIEW AUTHORITY

Advisory
per 40 U.S.C. § 8722(a) and (b)(1)

The Commission:

Provides the Navy with comments on its draft installation master plan which is a comprehensive guide for future growth at the Marine Barracks Washington.

Notes on October 15, 2002, the Navy and the National Park Service signed a covenant, as part of a transfer of jurisdiction that identified K and 6th Streets rights-of way as protected viewsheds and designated new recreation space that would be accessible for public use in perpetuity. The Navy is proposing to locate the new barracks on a portion of the 6th Street right of way that is included in the covenant.

Notes that the site for the proposed barracks may encroach on a historic resource, namely a paper street included in the L'Enfant Plan, 6th Street, SE; and if the Navy wants to pursue this site it will need to undertake the following actions before the Commission would consider it:

- Determine appropriate mitigation to include in the MOA with the DC SHPO for impacting the 6th Street, SE right of way between the K Street right of way and L Street, SE.
- Develop an agreement or a new covenant with the National Park Service addressing the change in land use from park/recreation to mixed-use/housing, and addressing the views.
- Identify how to maintain all of the existing recreational activities at this site or establish new recreation facilities in close proximity to the MBW Annex site.

Further recommends that the Navy either make changes to the final installation master plan or update the Commission on its progress by submitting responses to the following comments:

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- Historic Preservation
 - Develop an agreement with DC SHPO that would maintain the K Street, SE right of way viewshed between 5th and 7th Street, SE.
 - Urban Design
 - Consult with NCPC, the Commission of Fine Arts and DC SHPO on the design and configuration of the new barracks building to find ways to minimize the massing of the proposed barracks so it is in keeping with the adjacent development.
 - Maintain a clear viewshed along the K Street, SE right of way between 5th and 7th Streets, SE which is a closed L'Enfant Street.
 - Land Use
 - Change the future land use designation for the site of the proposed barracks on the Future Land Use Map, included in the draft master plan, from open space to mixed-use/housing.
 - Prepare analysis and recommendations regarding potential alternative uses for the future of Building 20.
 - Transportation
 - Continue to encourage employees working at this site to use alternative means of travel.

Deborah B. Young

[Date]

Secretary to the National Capital Planning Commission