



Commission Action

October 1, 2020

PROJECT Wargaming Center, Parking Garage, and Area Distribution Node Marine Corps Base Quantico Quantico, VA	NCPC FILE NUMBER 8212
SUBMITTED BY United States Department of Defense Naval Facilities Engineering Command Washington	NCPC MAP FILE NUMBER 2402.10(38.00)45191
REVIEW AUTHORITY Advisory per 40 U.S.C. § 8722(b)(1)	APPLICANT'S REQUEST Approval of preliminary site and building plans
	ACTION TAKEN Approved preliminary site and building plans with comments

The Commission:

Approves the preliminary site and building plans for the new Wargaming Center (WGC), a new parking garage, and an Area Distribution Node (ADN) at the Marine Corps Base Quantico.

Site Design

Finds the Wargaming Center, parking garage, and Area Distribution Node are appropriately sited in coordination with the MCU Master Plan and the required security setbacks.

Finds the landscaped treatment of the building setbacks are an appropriate use of the space that contribute to the expansion of the site's tree canopy, reduction of impervious surfaces, and supports the overall landscape character of Marine Corps Base Quantico.

Commends the applicant for its sustainable approach to the site and landscape design, including a net increase of 137 trees on the project site and a net decrease of impervious surfaces.

Building Design

Notes the proposed structures are designed with Georgian-style architecture consistent with the existing MCU buildings located within one of the Marine Corps Base Quantico historic districts on the National Register of Historic Places and the applicant is currently in coordination with the Virginia State Historic Preservation Office regarding the design approach.

Notes the secure nature of the Wargaming Center involves limitations to the building design, including the minimization of windows, as it is required to conform with Department of Defense secure space standards.

Finds the applicant integrated windows into the design of the Wargaming Center to the extent practicable without compromising security requirements.

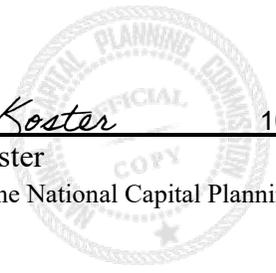
Finds the building design of the Wargaming Center, parking garage, and Area Distribution Node are appropriate in context of the MCU campus and the security design requirements.

Parking

Notes the proposed parking garage includes 352 parking spaces to serve 475 daily Wargaming Center occupants and 300 visitors during events, and that the project meets the 1:1.5 parking goal set forth in the Master Plan.

Notes the applicant has not yet developed a detailed Area Development Plan for ADP-2 and the existing parking ratio for the ADP was not provided with this submission.

Requests the applicant demonstrates how the proposed amount of parking for this project impacts the overall parking ratio for ADP-2 and Marine Corps Base Quantico's long-term goal of meeting a 1:2 parking ratio in the next submission.

A circular official seal of the National Capital Planning Commission is visible in the background. The seal contains the text "NATIONAL CAPITAL PLANNING COMMISSION" around the perimeter and "OFFICIAL COPY" in the center. A star is located at the bottom of the seal.
Julia Koster 10/02/2020

Julia A. Koster
Secretary to the National Capital Planning Commission